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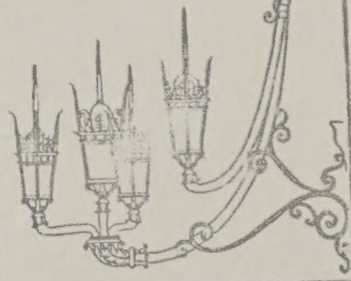
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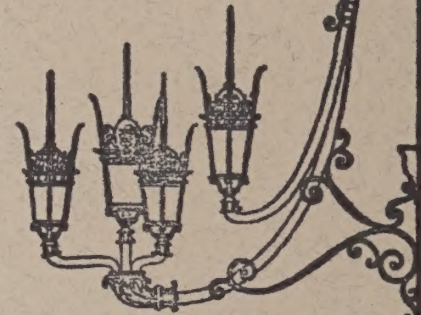
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ALTERNATIVE CONCEPTS

# FORTY FRANKLIN

Crang & Boake/Shepley Bulfinch Richardson and Abbott 40 Broad Street Boston, Massachusetts 02109

☐ JUNE 14, 1989 ☐

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## Introduction

On 18 October 1988, the Project Notification Form (PNF) and conceptual design for Forty Franklin was submitted to the BRA. (A copy of the PNF accompanies this booklet.) After staff and public review, the BRA issued a "scoping" letter, outlining requirements for the Draft Project Impact Report. In response to concerns raised in the scoping letter and at subsequent meetings with BRA staff, a series of alternative design studies was prepared in order to explore options related to architectural massing and parking garage capacity.

The sketches included in this booklet describe three alternatives presently under consideration. All are based on the same program of 500,000 usable square feet or 540,000<sup>±</sup> gross square feet (FAR definition) for the office addition. This program is generated by the economic equation derived from the renovation of the exterior of the existing building, the structural complexity involved in building above a large existing structure, and the cost of the new addition.

The three schemes are identical from grade to the beginning of the first office floor; the alternatives differ only in terms of tower configuration, and whether or not an additional floor (the "transfer floor") is added to the "Woolworth" portion of the existing building. All sketches also incorporate a recent proposal to expand the existing garage capacity, which is achieved by extending the existing garage floors toward Arch Street and filling in the void space that exists in the area now occupied by the circular ramps. Primary exterior material for all schemes will be masonry, probably limestone or granite.

The public benefit possibilities of the project are substantial. They include the complete exterior renovation of the existing structure, the renovation and completion of a pedestrian arcade connecting Downtown Crossing to the Financial District, the reopening of Hawley Street, and the creation of additional parking.

Scheme A is a revised version of the October 1988 PNF submission. This alternative is in substantial accord with the recent MCD Zoning Code Amendment. However, architectural concerns have been expressed regarding the overlapping relationship of the tower to the base element and the additional height of the base element which results from adding a new "transfer" floor.

Scheme B is the so-called "tailored" scheme, geometrically pure with relatively little articulation. The "transfer" floor has been eliminated and its area added to the tower portion. Building length and floorplate have been decreased, resulting in a building that is three stories higher than Scheme A. Reduction of the tower floor plate makes possible an improved relationship to the base element as well as increasing the setback from Washington Street.

Scheme C is a "stepping" scheme, rising up from the Downtown Crossing area to the Financial District. This scheme is also without a transfer floor, and additional height has been added which enables the tower to be articulated and stepped to express its role as a transitional building between Downtown Crossing and the Financial District. As with Scheme B, the reduced floor plate makes possible an improved relationship of tower to base element.

Schemes B and C exchange increased height for decreased floor plate and massing improvement, and due to their height, they are not in substantial accordance with zoning requirements. The enclosed shadow studies indicate that all schemes conform to current zoning relative to their affect on the Shadow Impact Area.

In the past months of working together with the BRA design staff, we have explored many variations of possible buildings on this difficult site. This submission summarizes these studies and represents the best possibilities that this site affords.





## ■ SUMMARY ■

SCHEME	GROSS AREA	TYP. FLOORPLATE *	TOWER HEIGHT	BASE HEIGHT
PNF	545,000 S.F.	25,000 S.F.	399 FT.	136.5 FT.
A	539,000	22,500	399	136.5
B	540,000	21,400	436.5	119.5
C	541,000	21,300	449	119.5

\* MAX. TYPICAL OFFICE FLOORPLATE

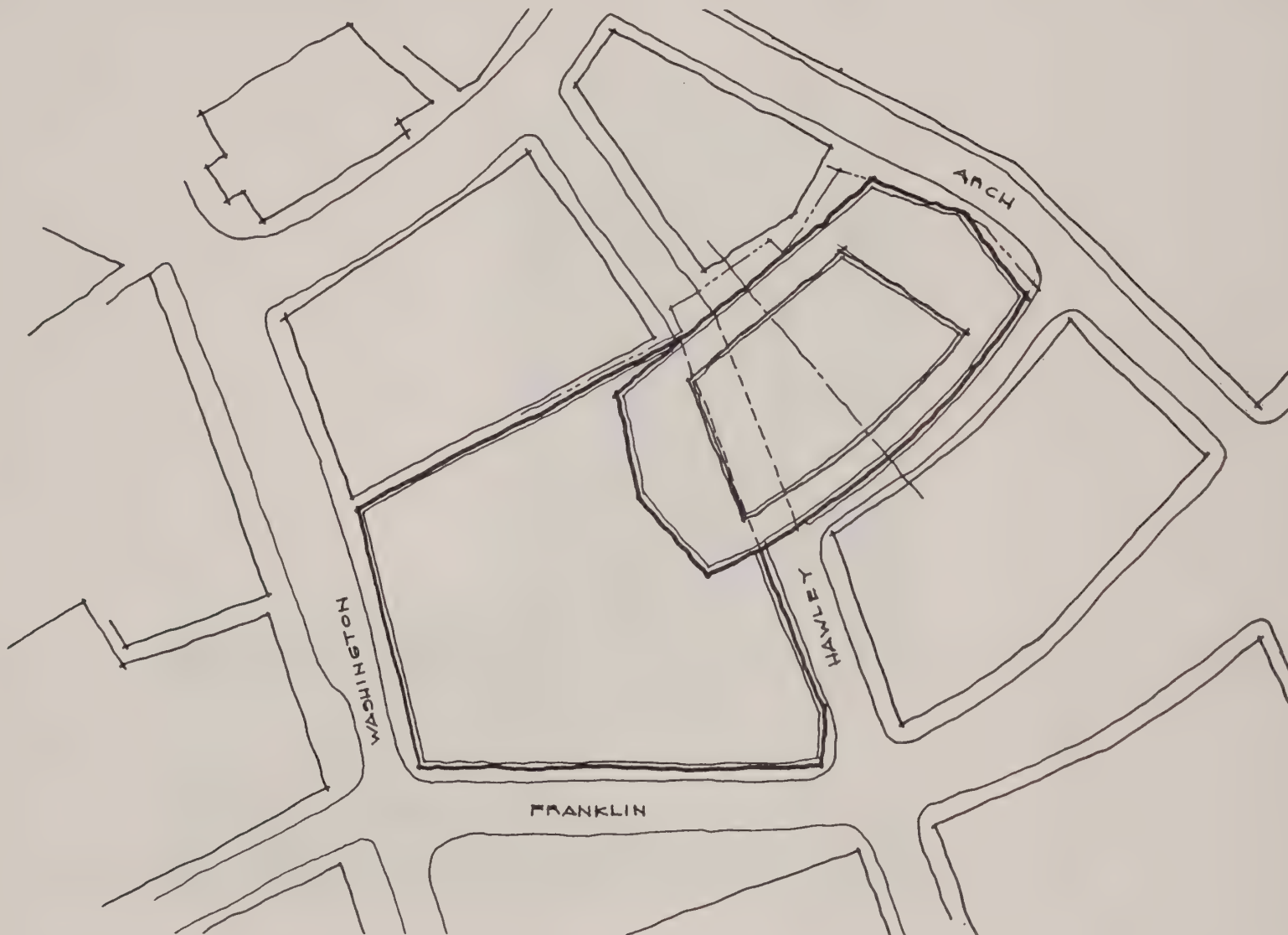




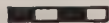
SCHEME A







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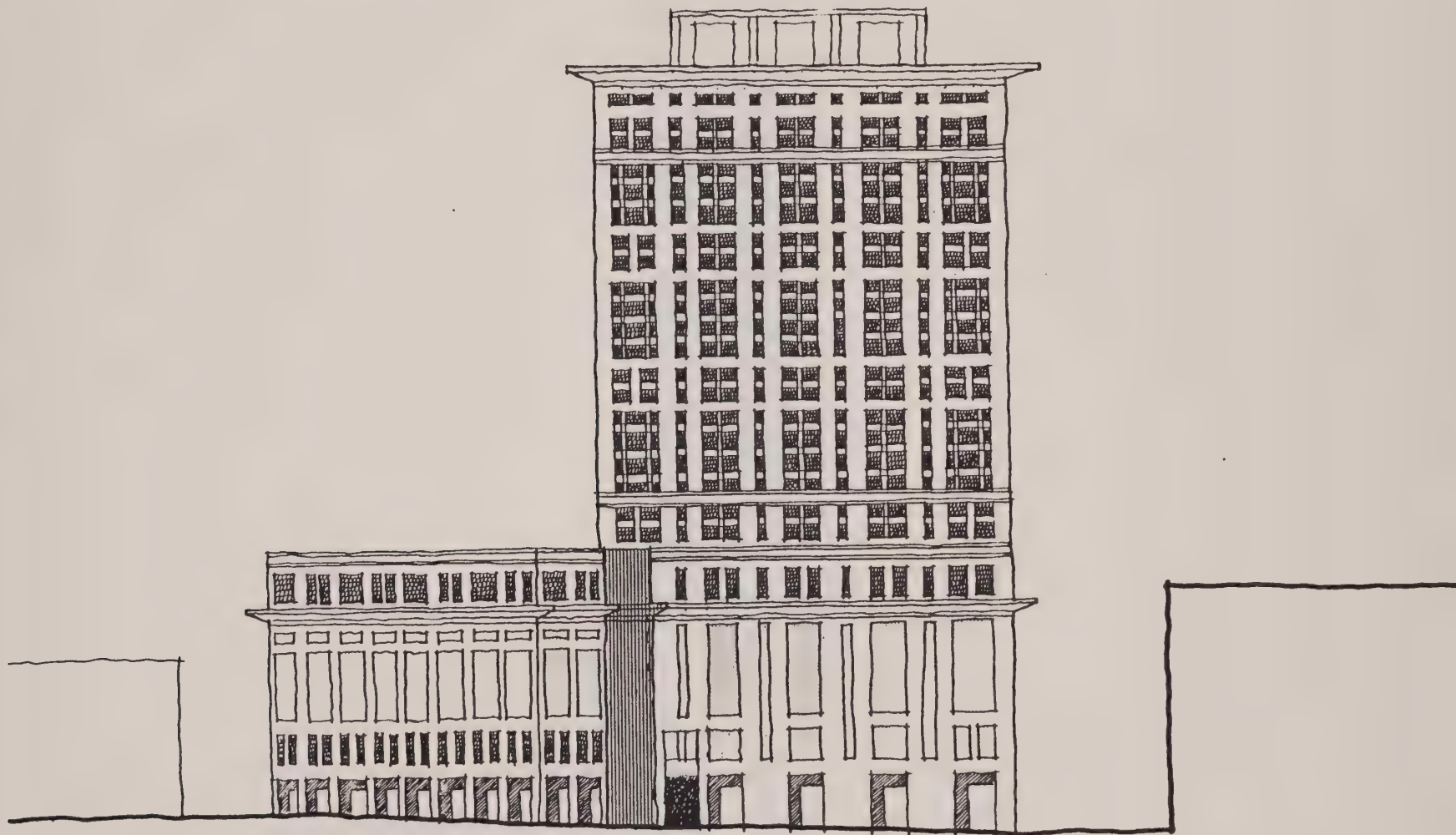


# SCHEME A SITE PLAN





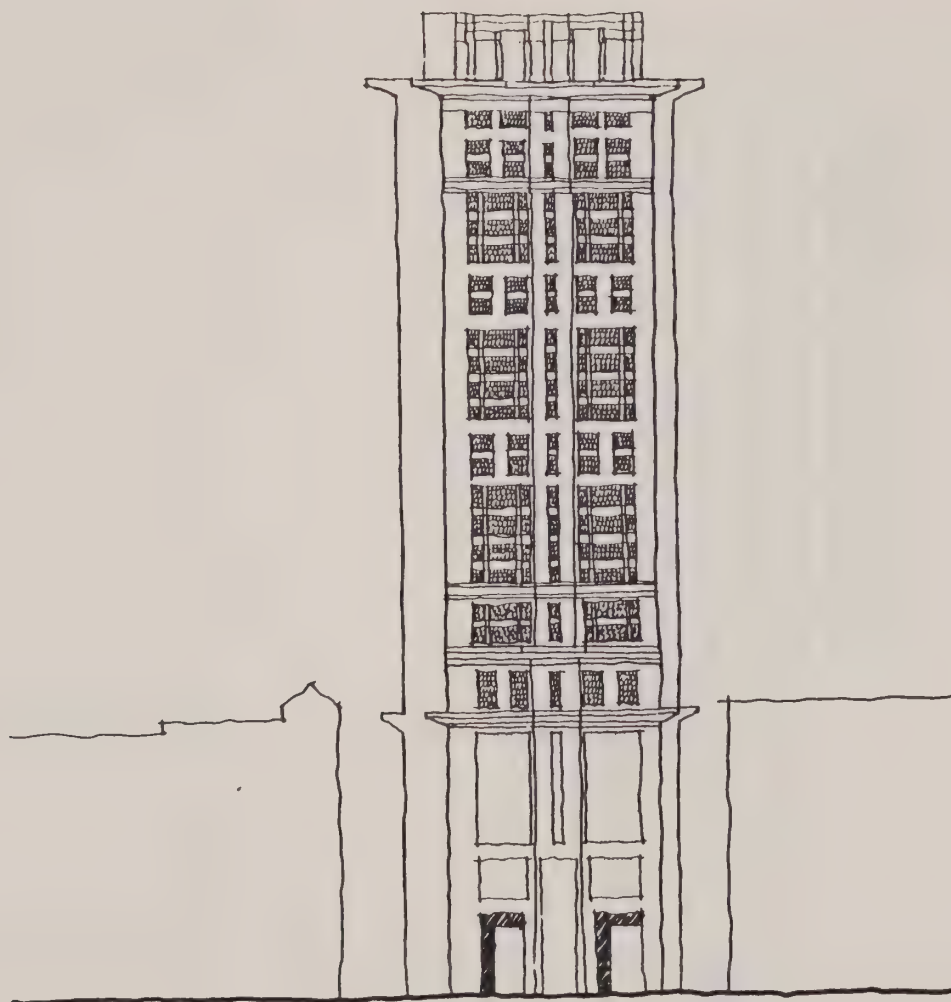




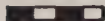
SCHEME A  
SOUTH ELEVATION







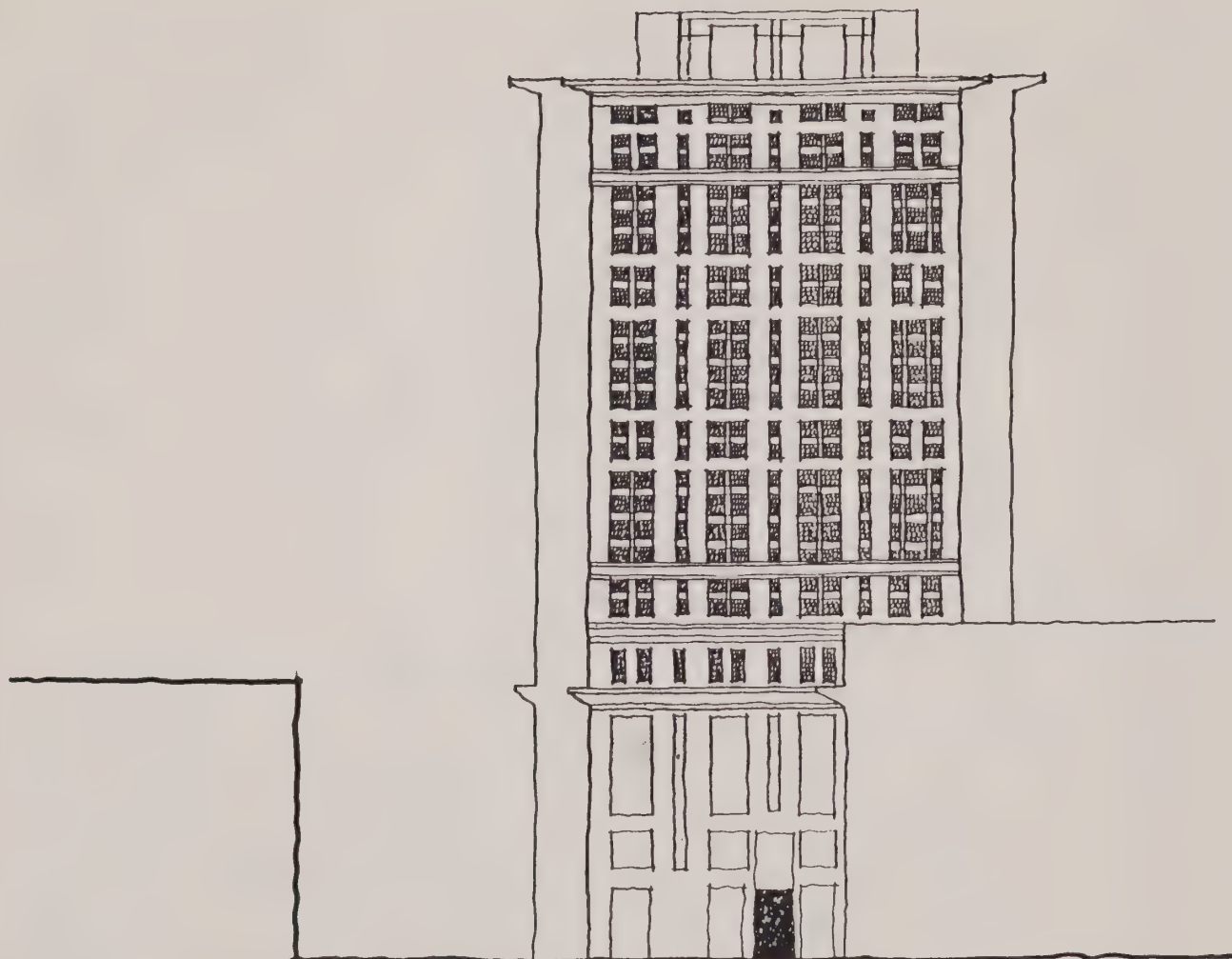
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EAST ELEVATION







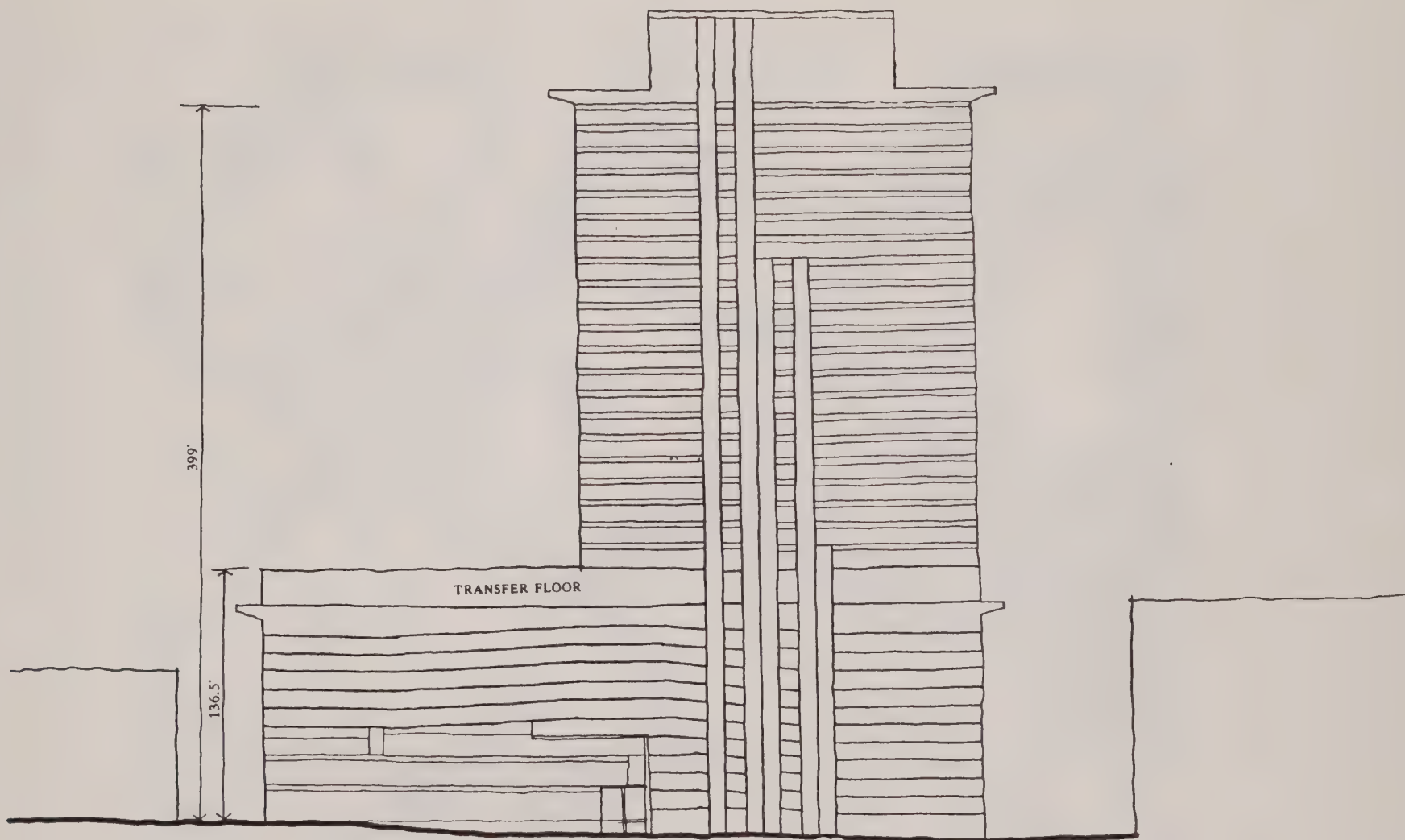
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NORTH ELEVATION





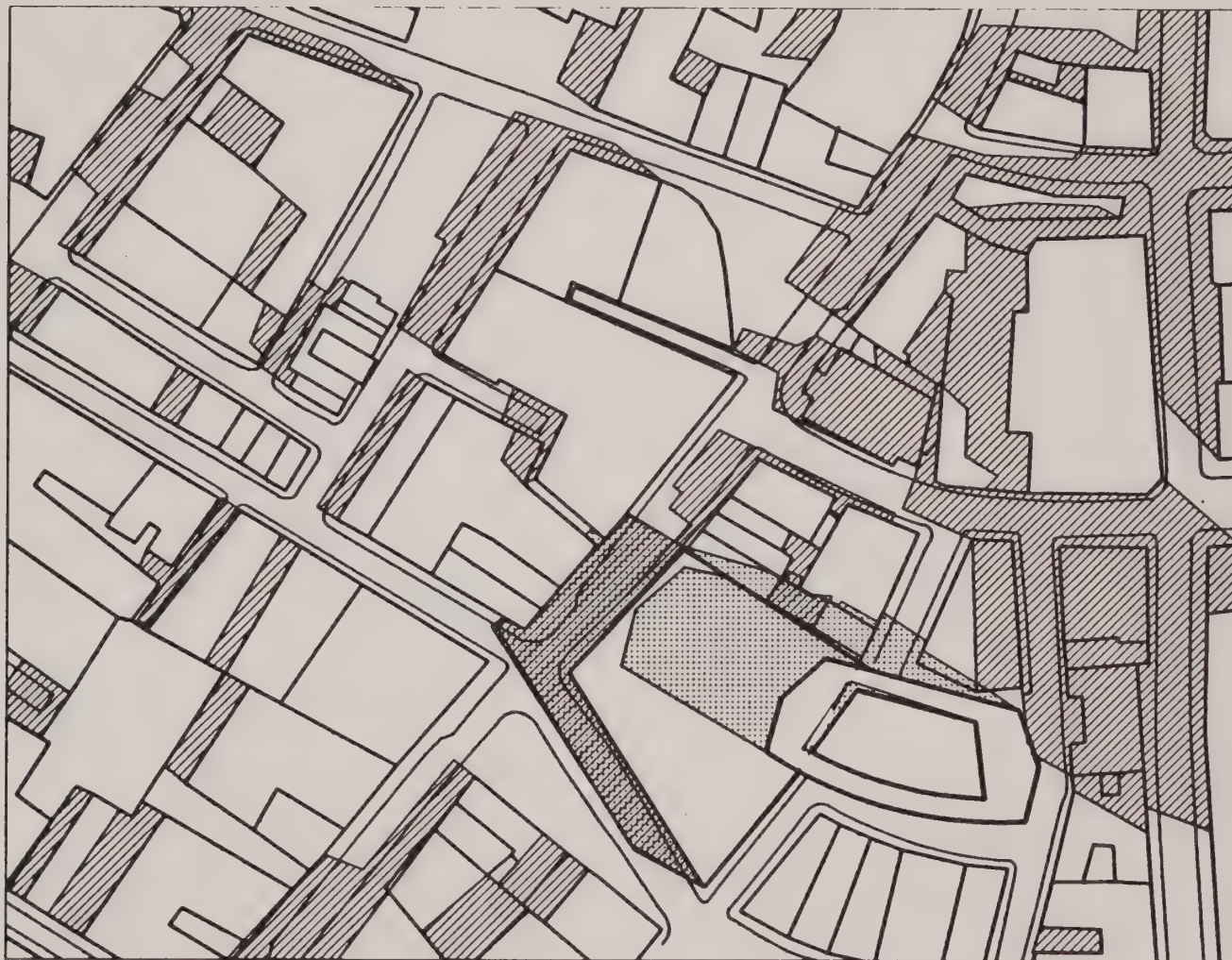


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SCHEME A  
BUILDING SECTION



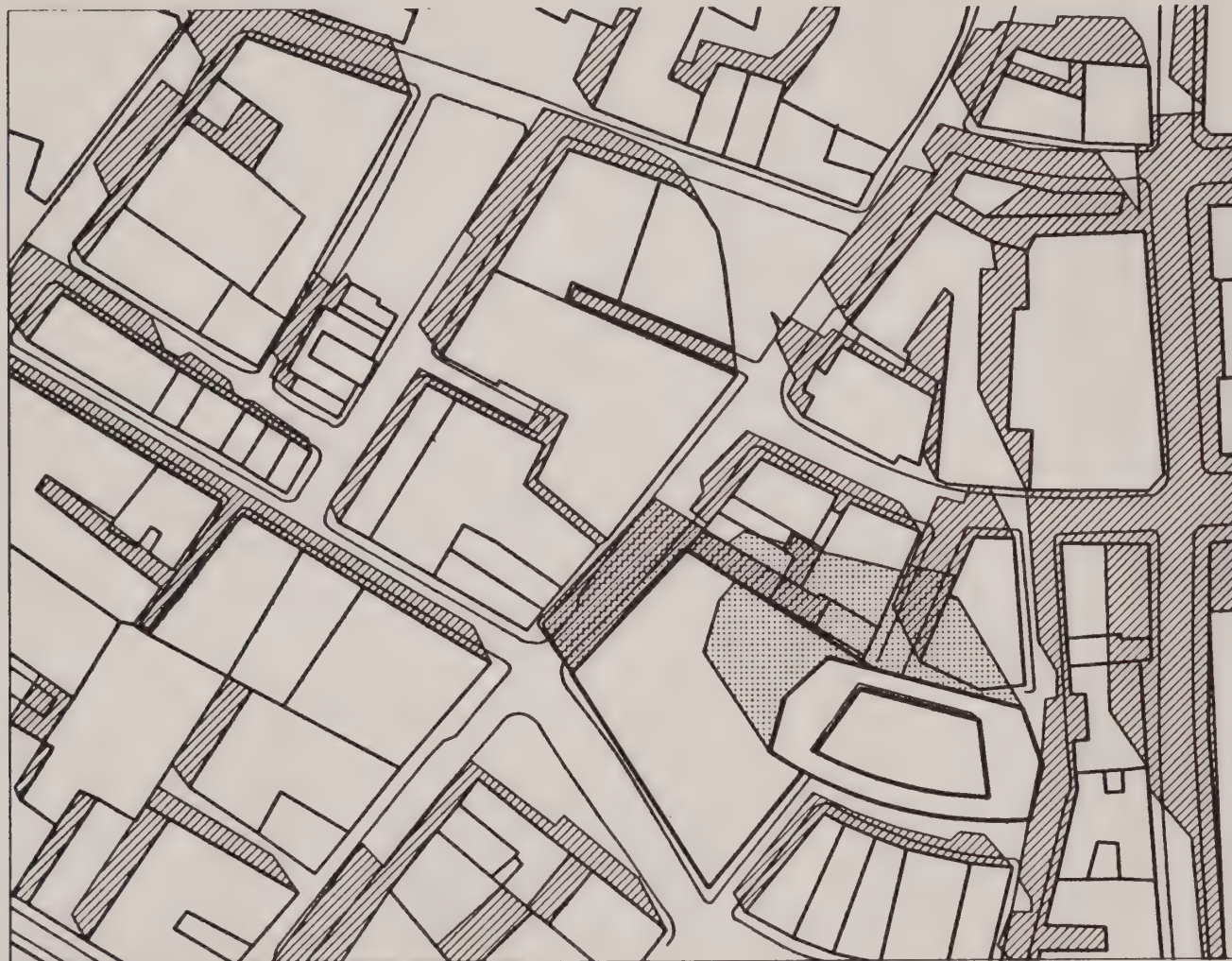


SCHEME A

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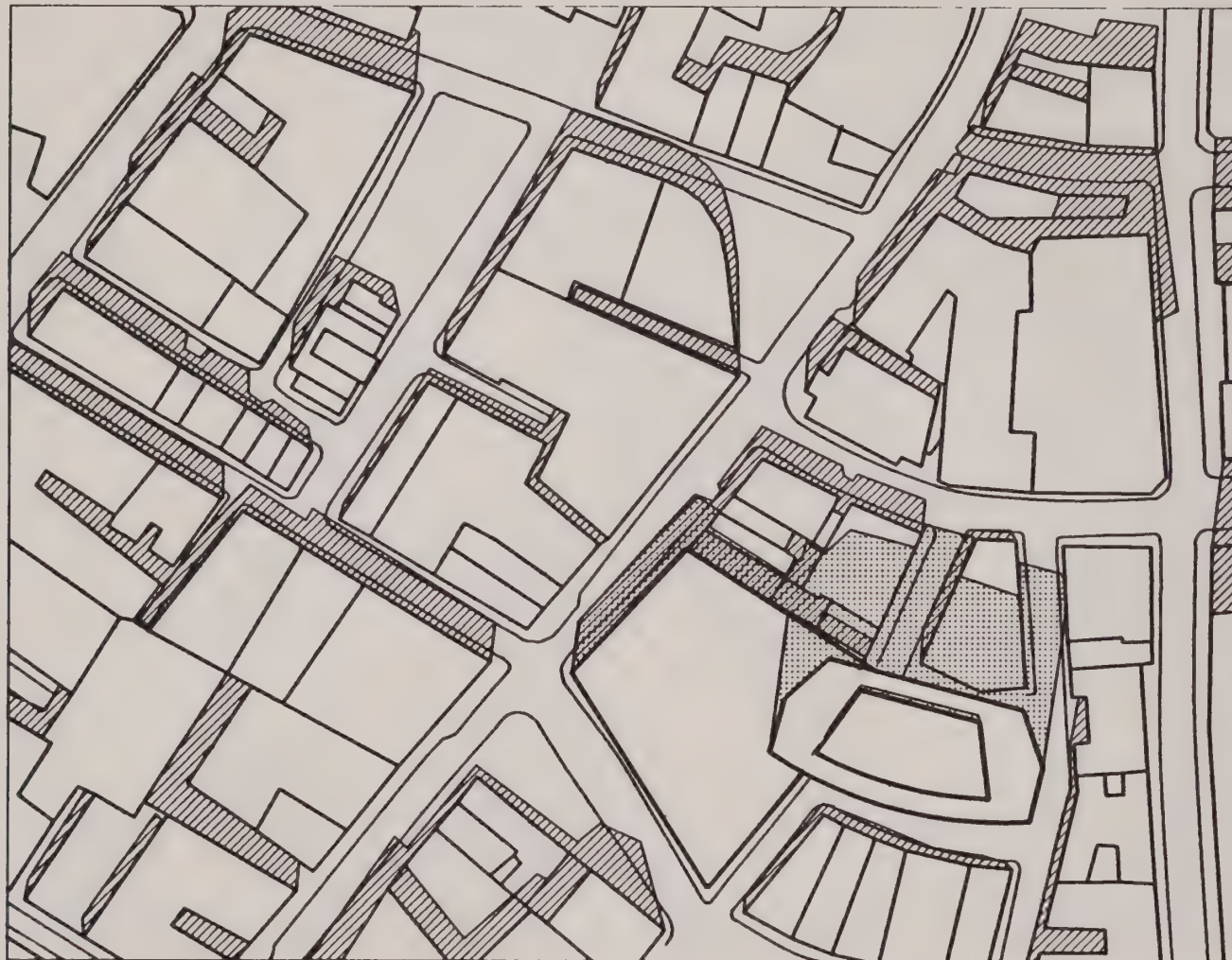


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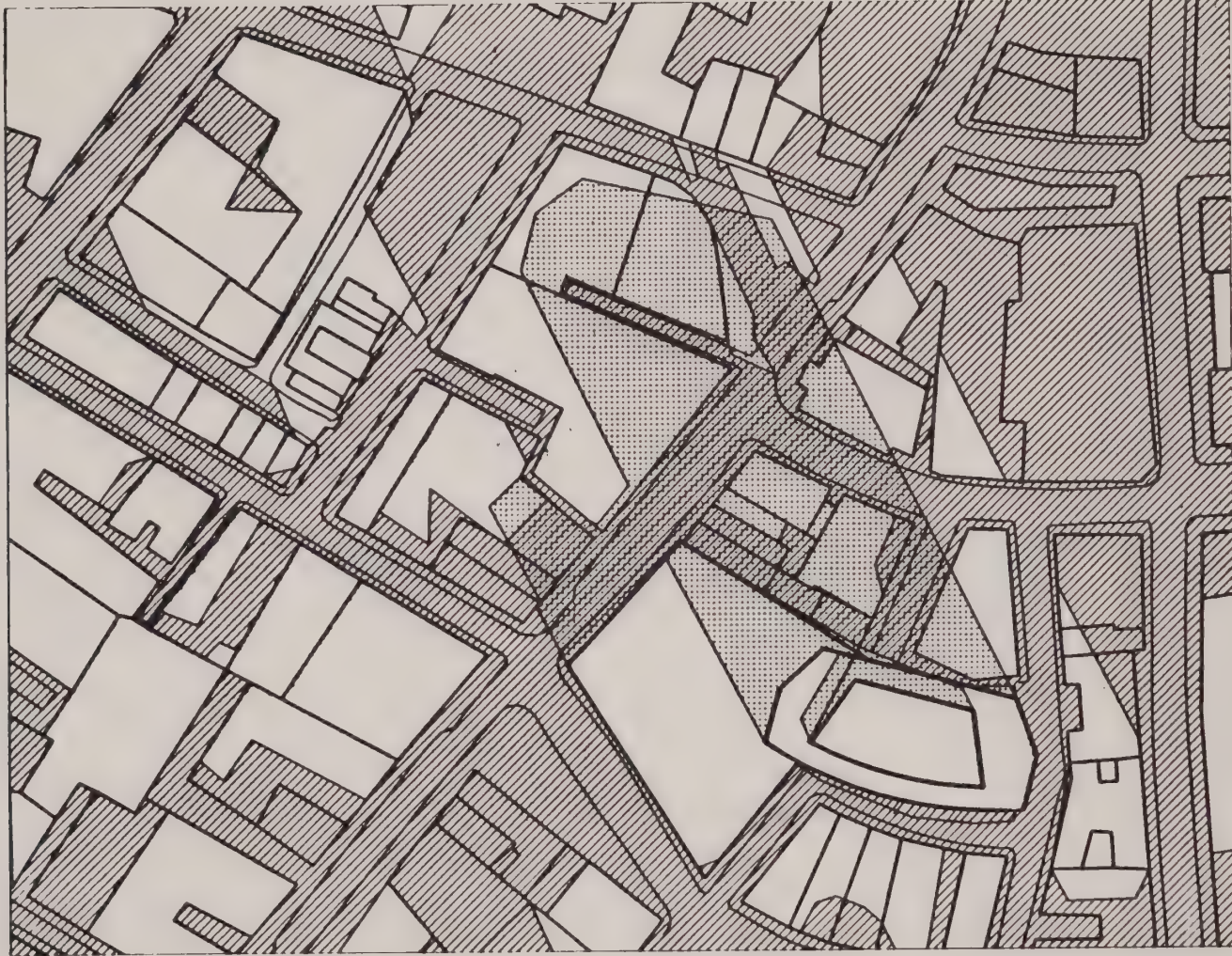




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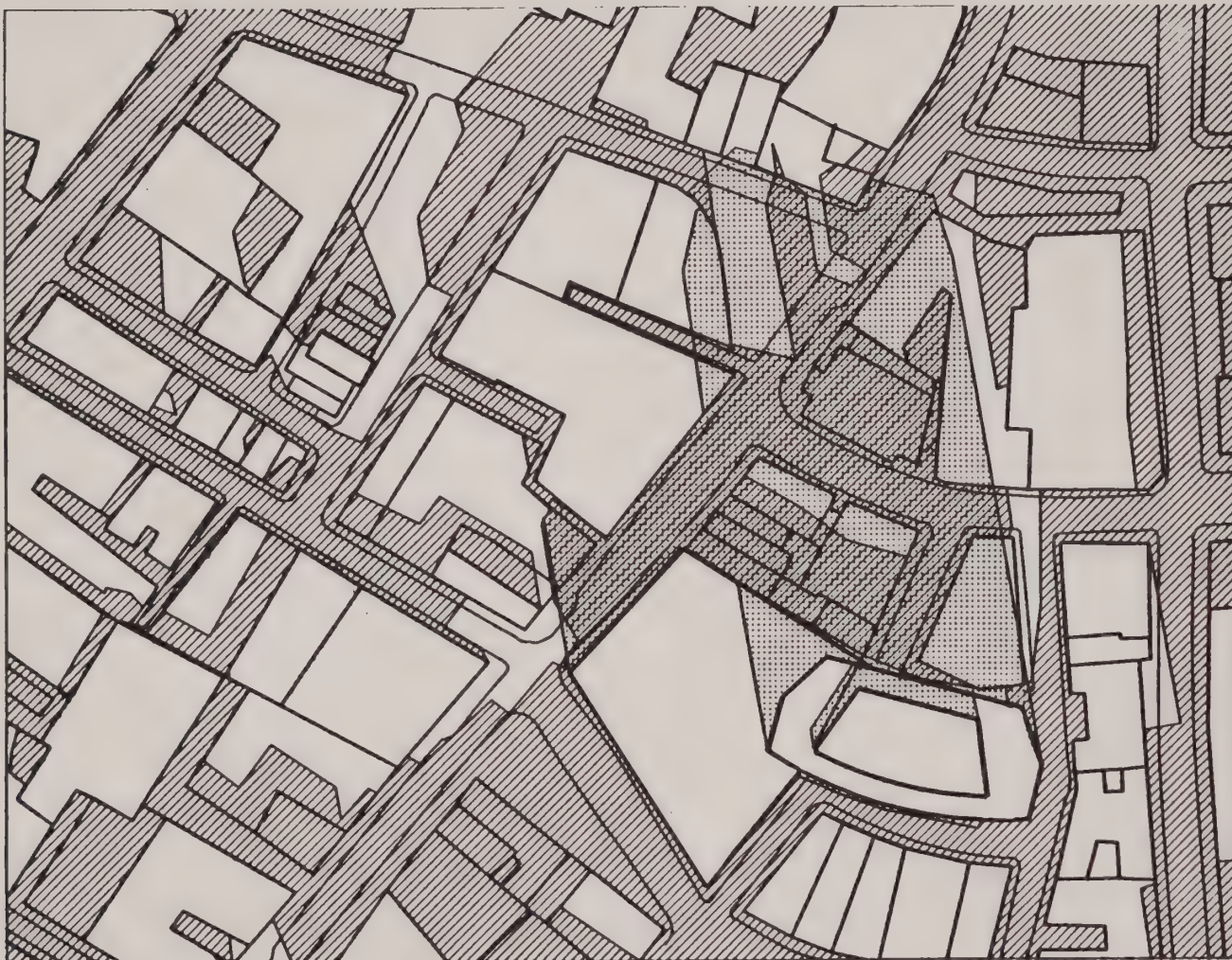


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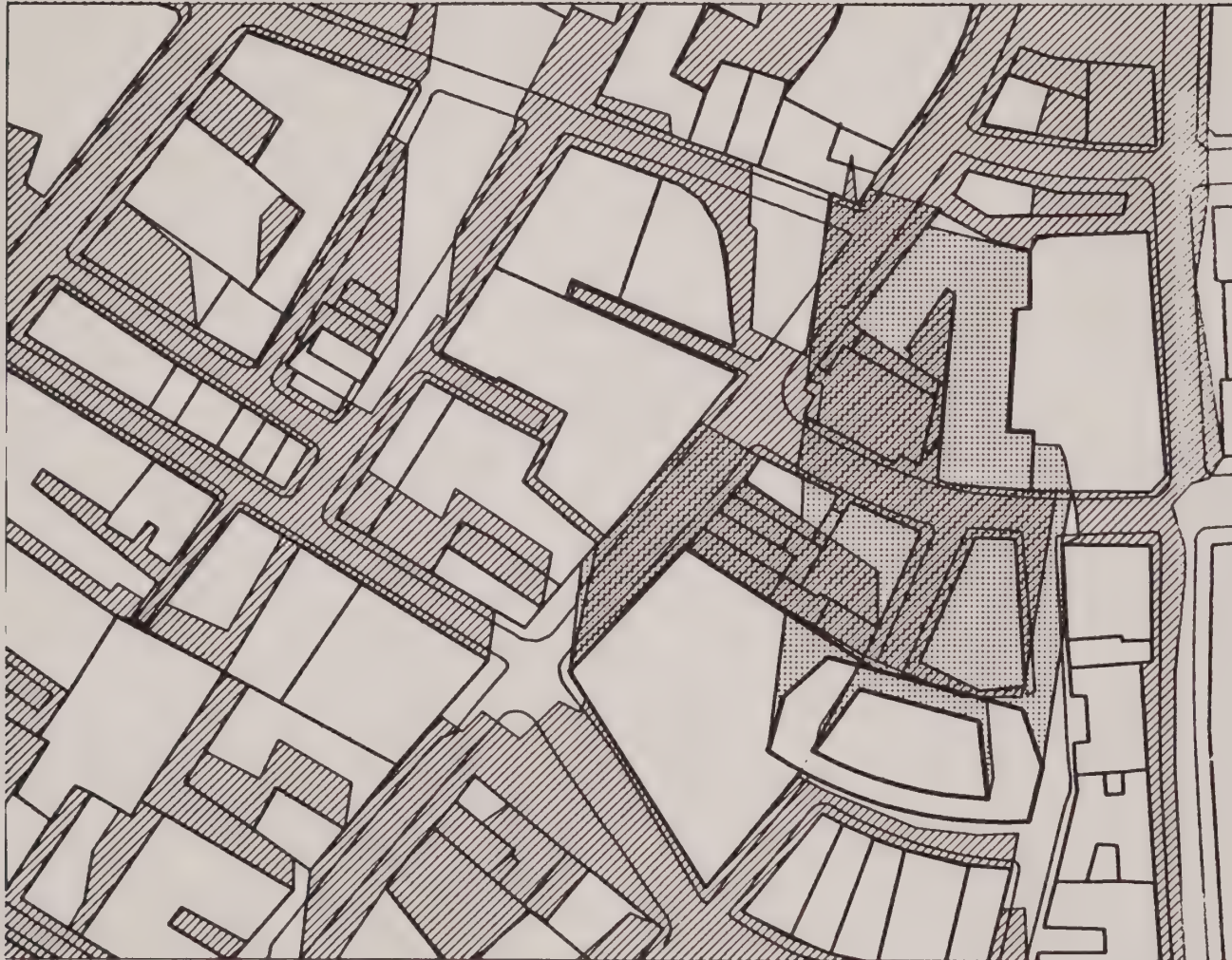


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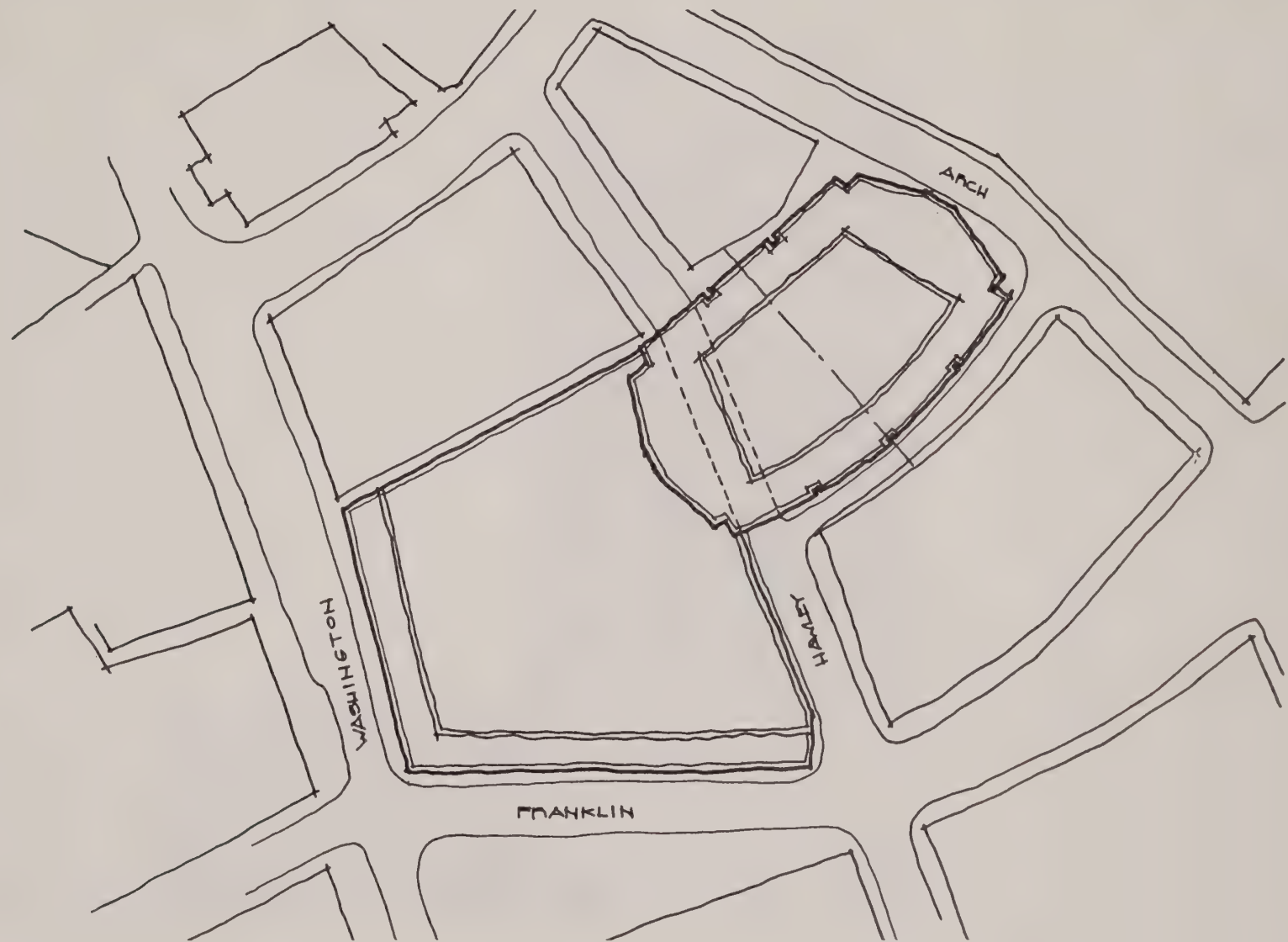
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SCHEME B





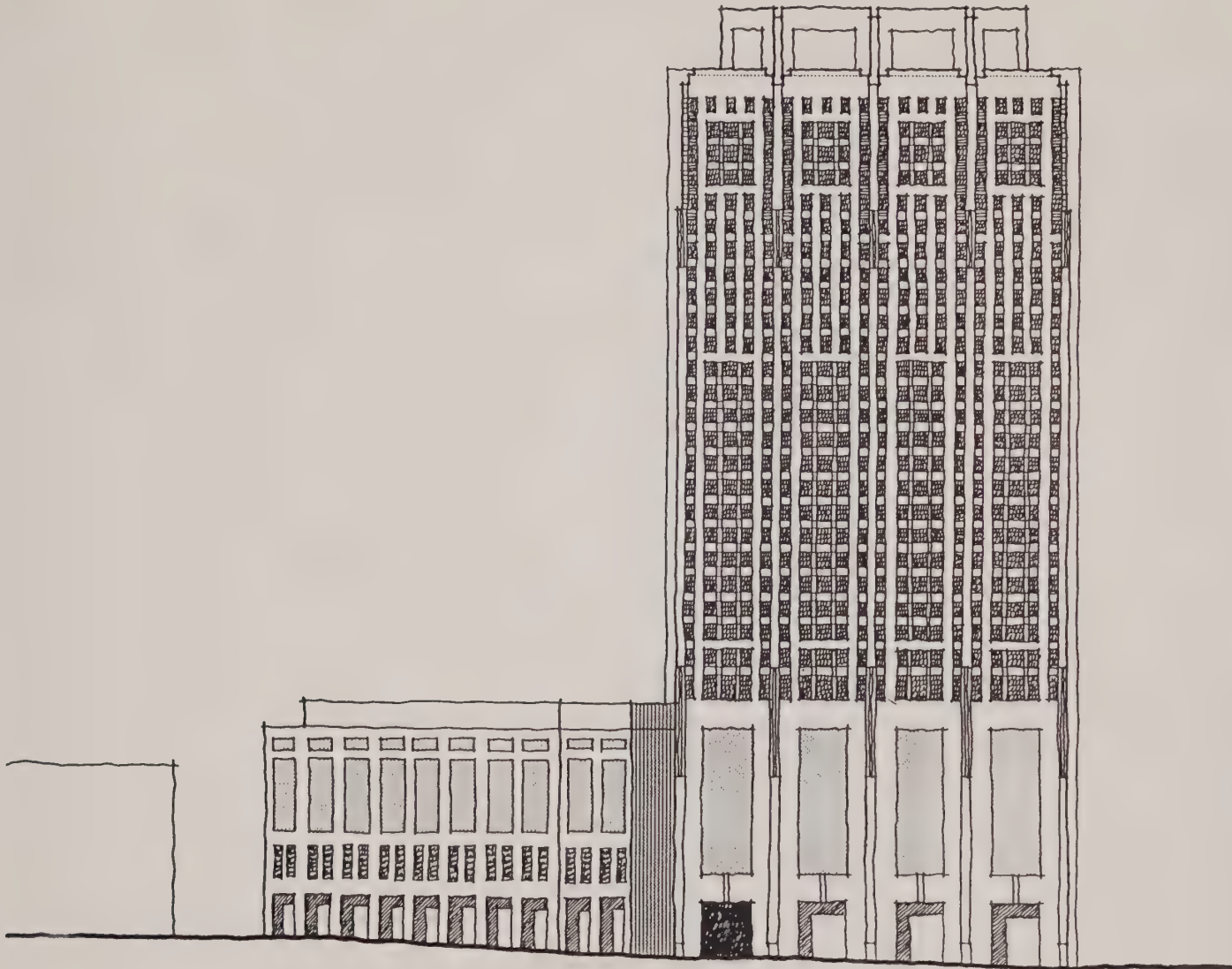


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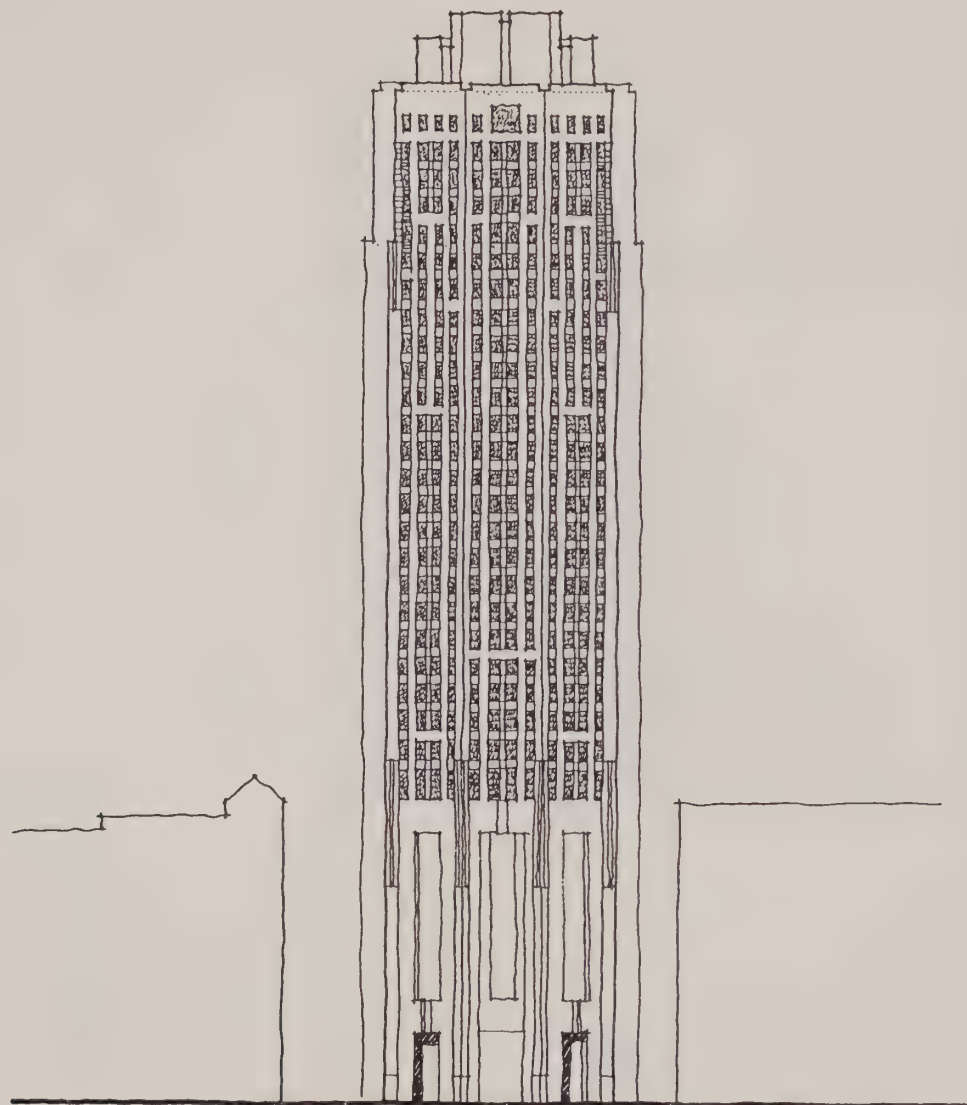
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SCHEME B  
SOUTH ELEVATION





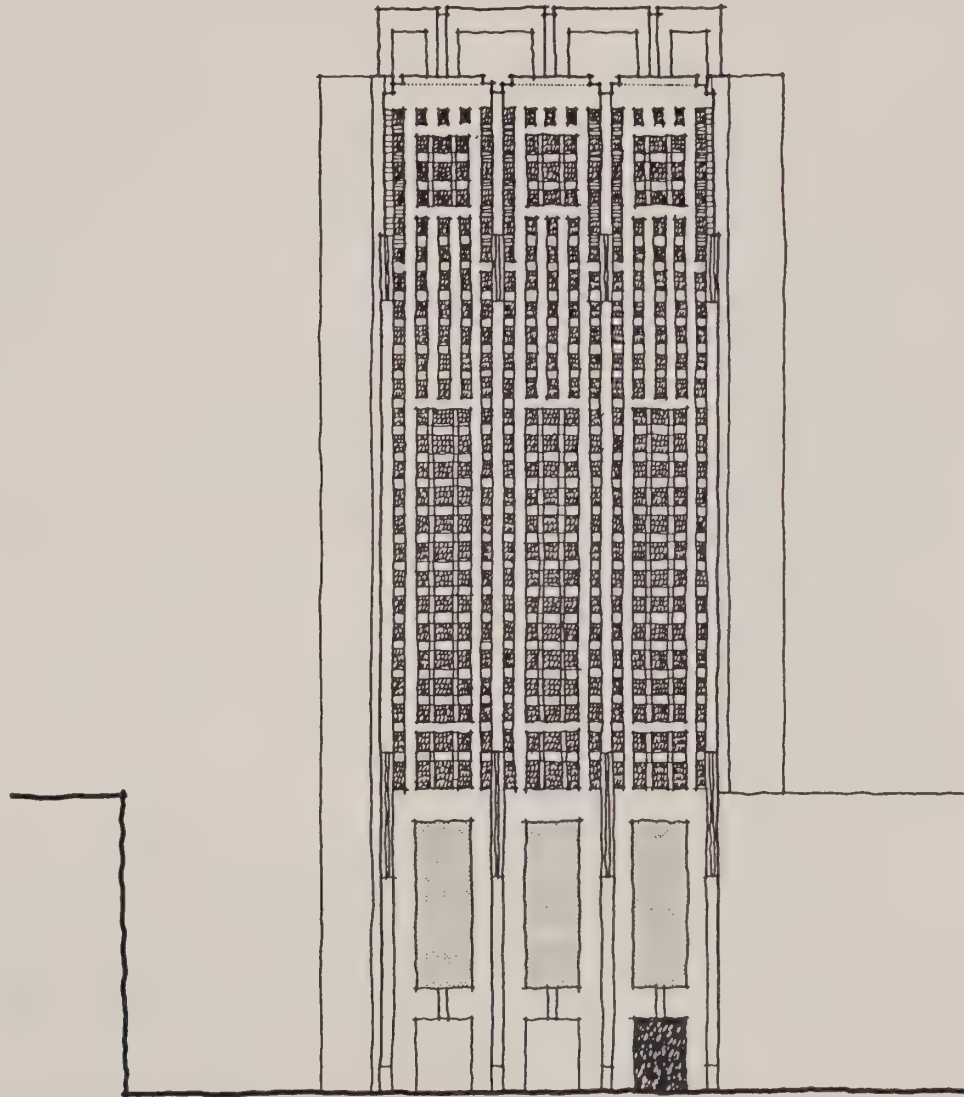


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EAST ELEVATION

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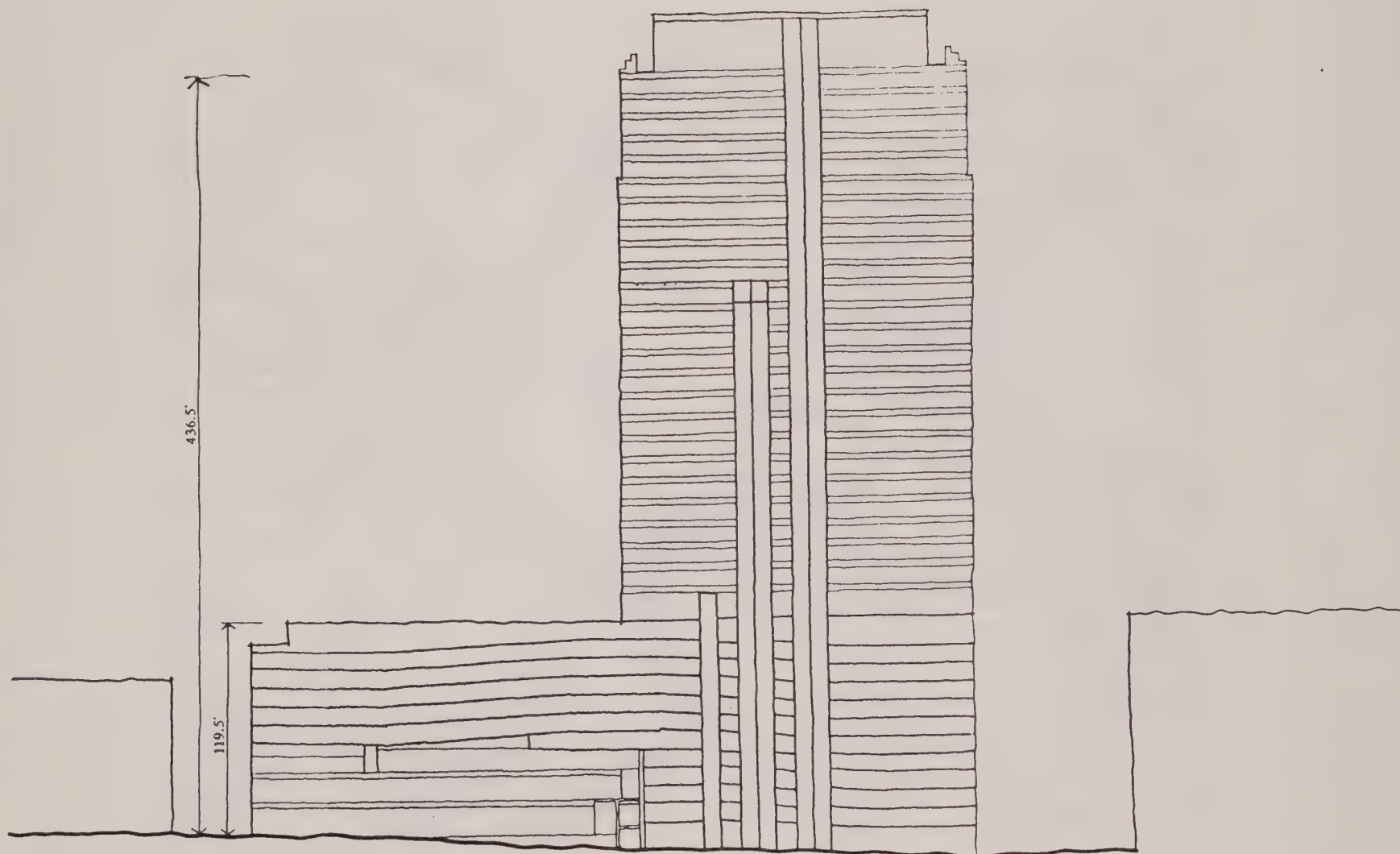
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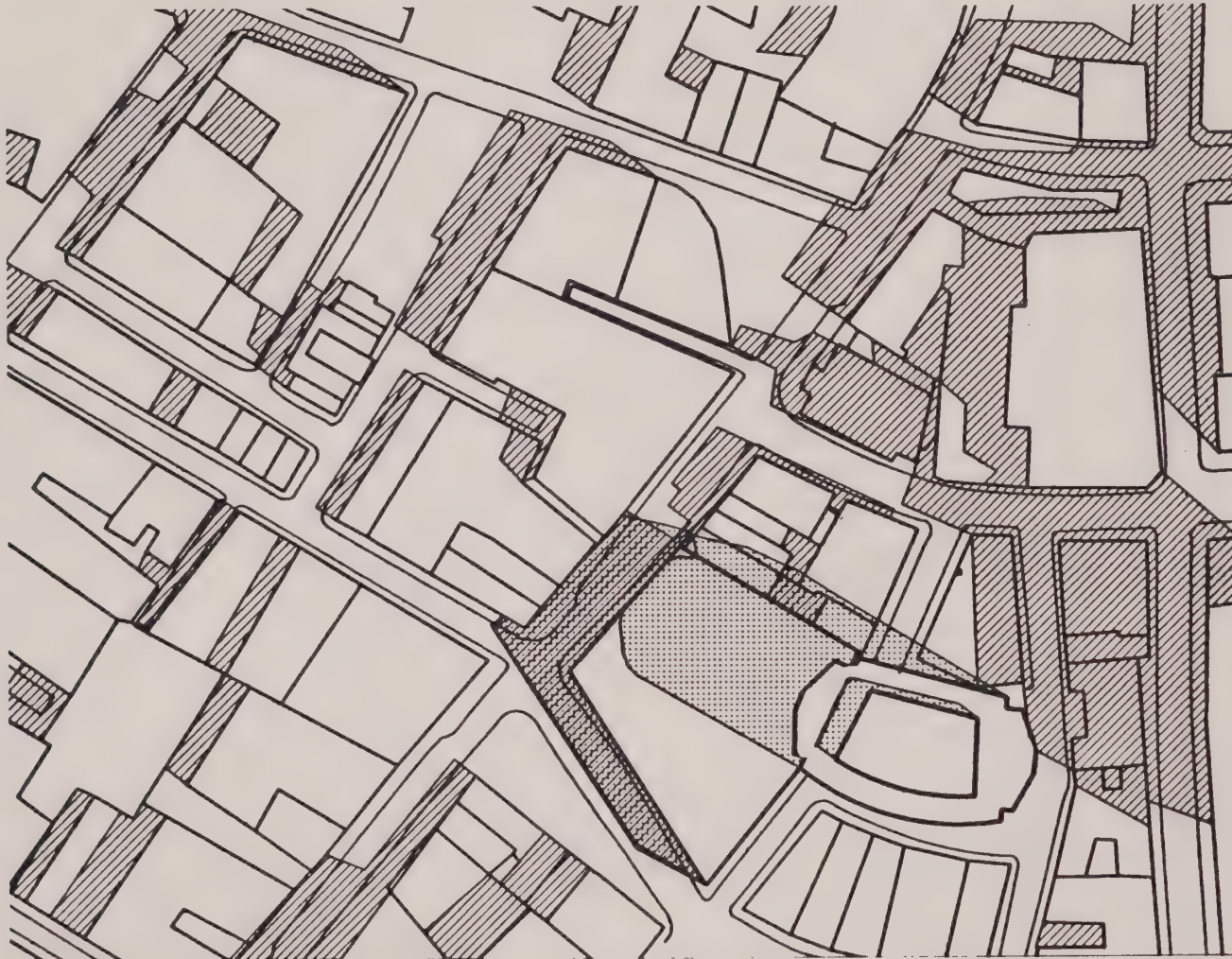


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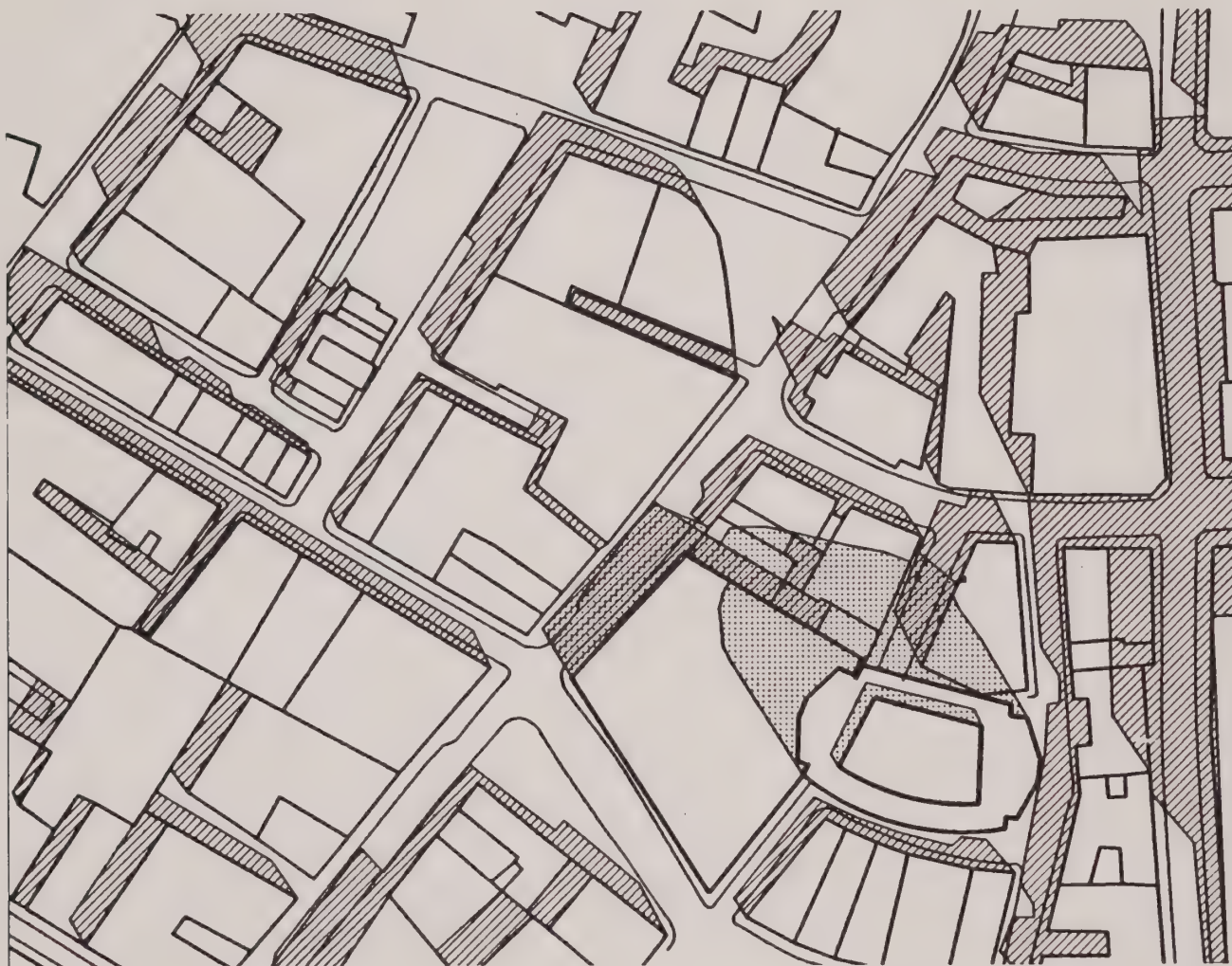


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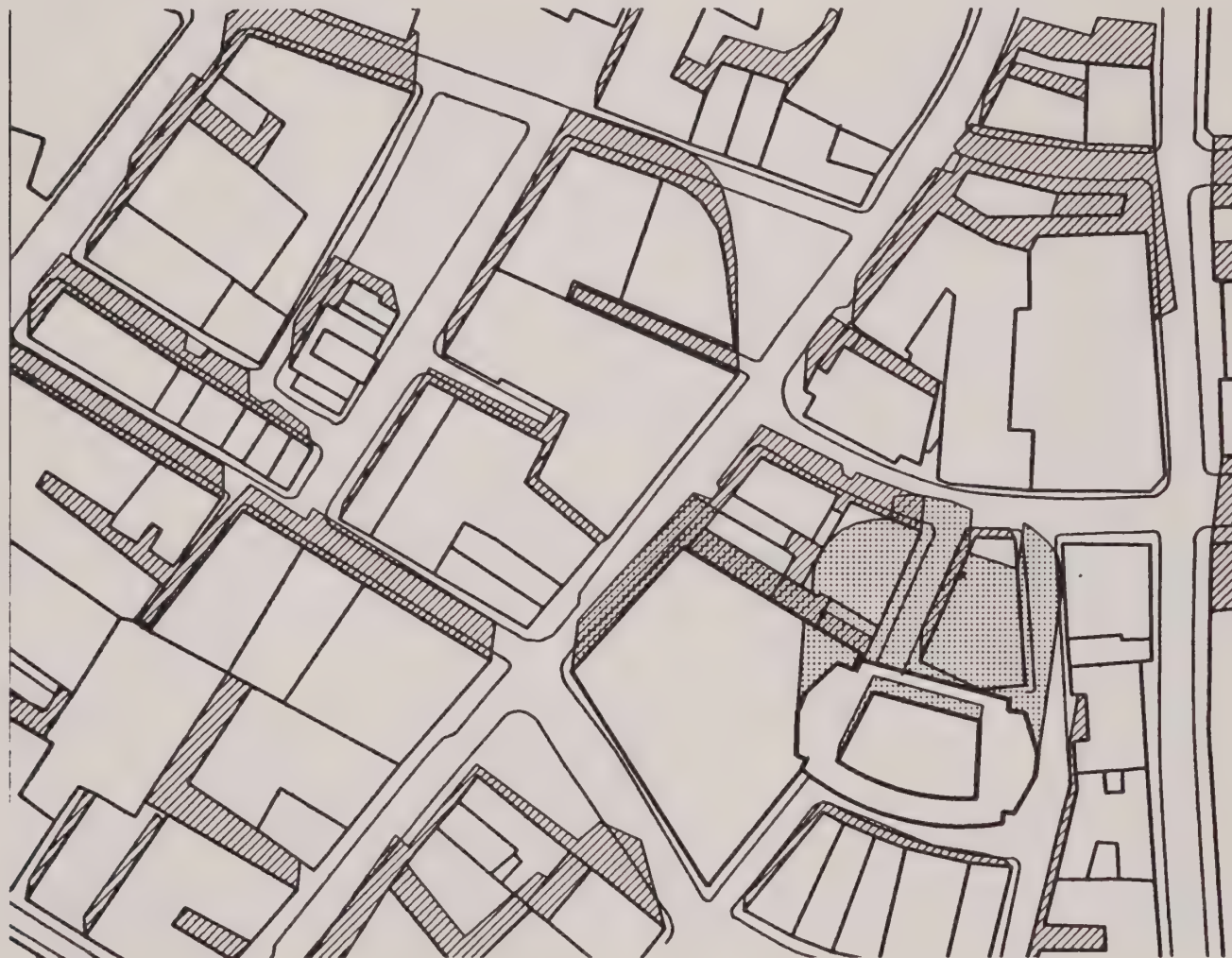




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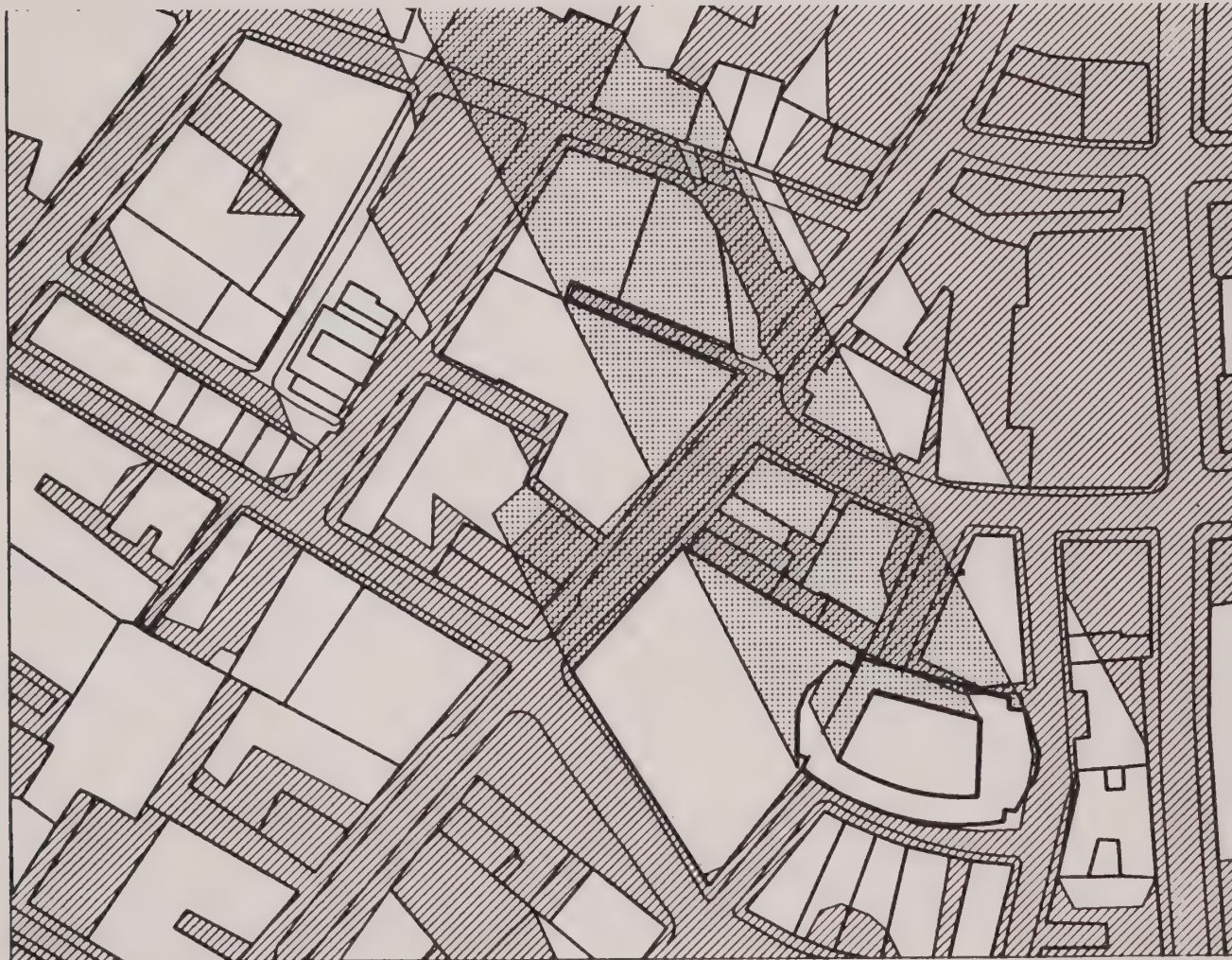


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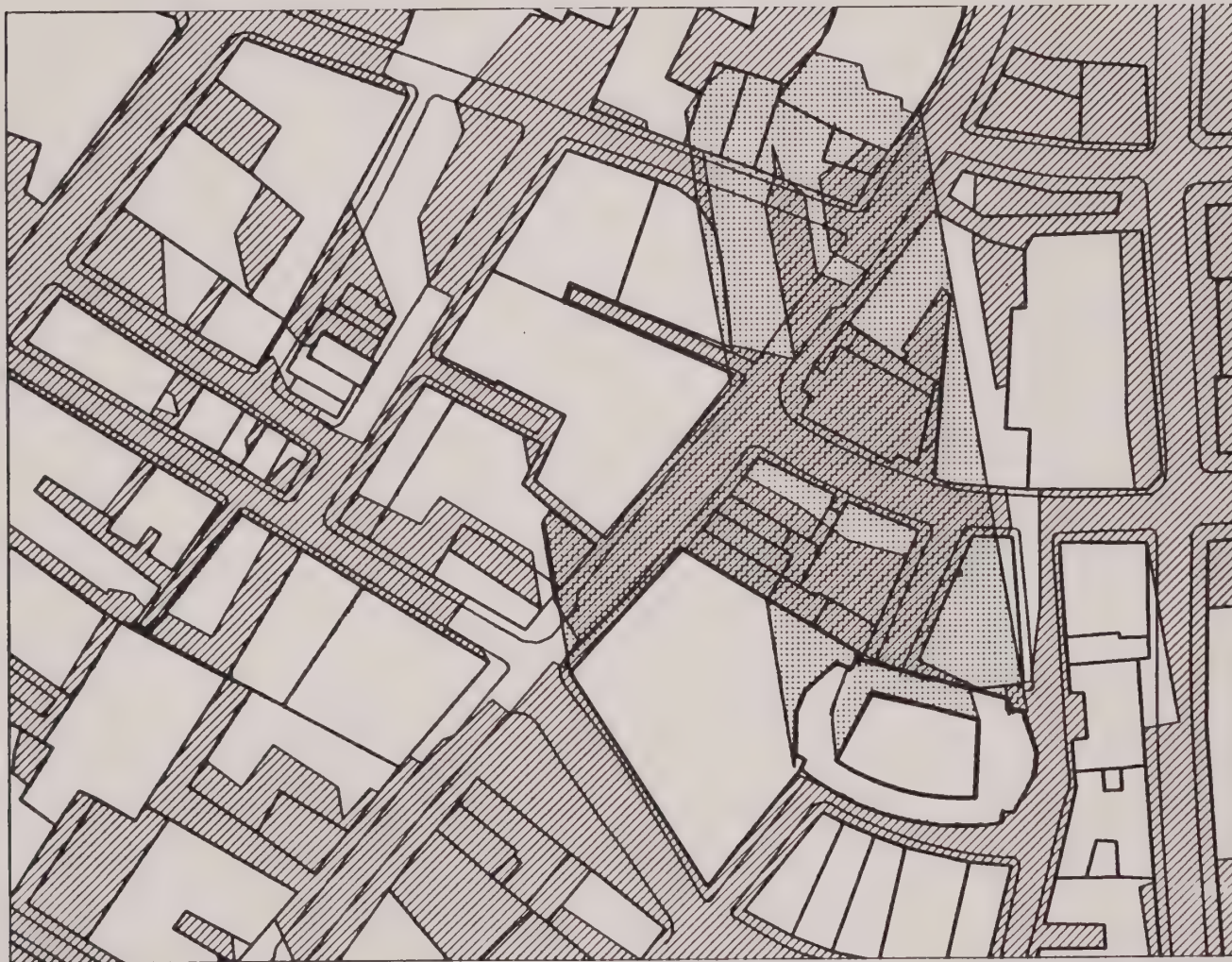


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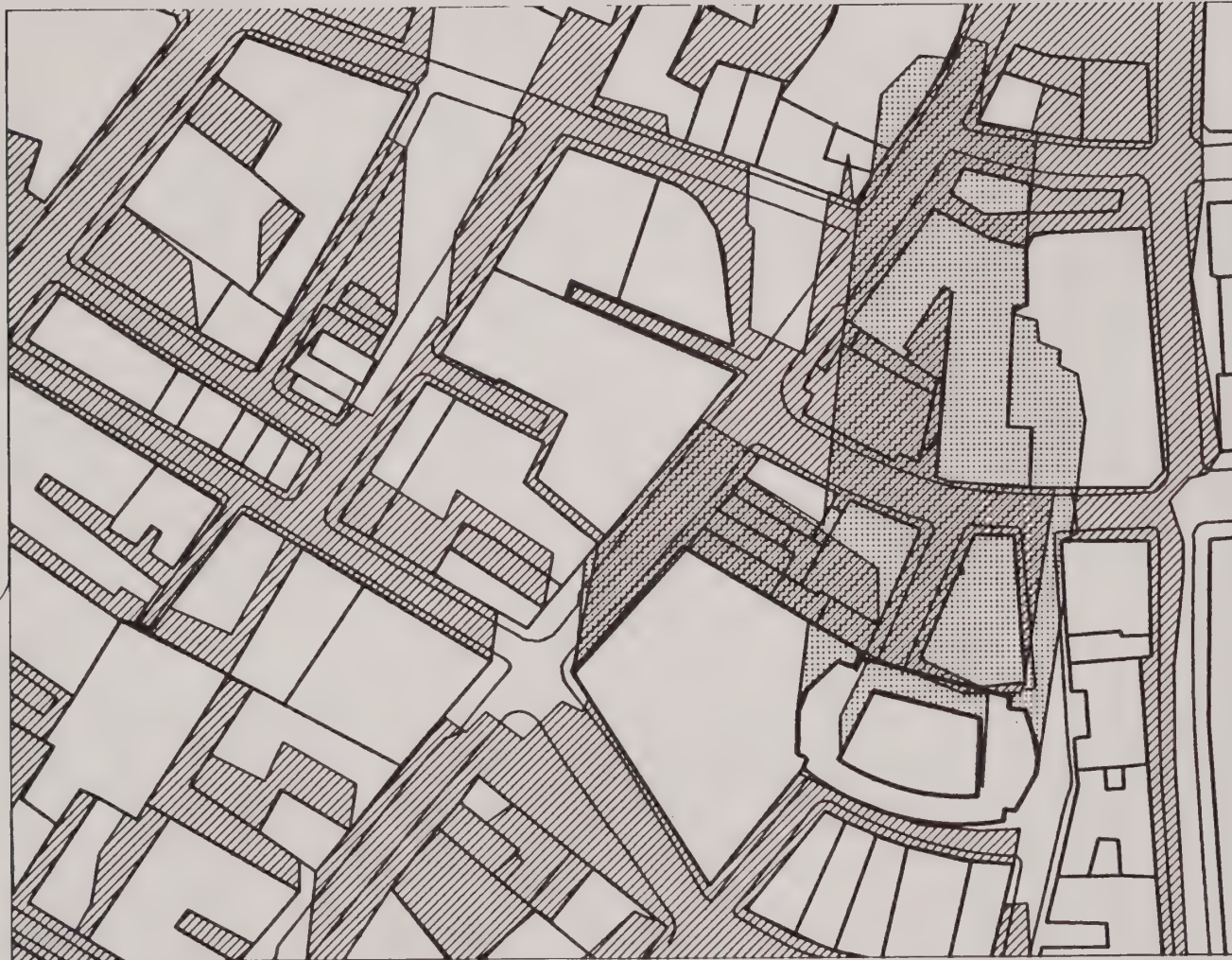


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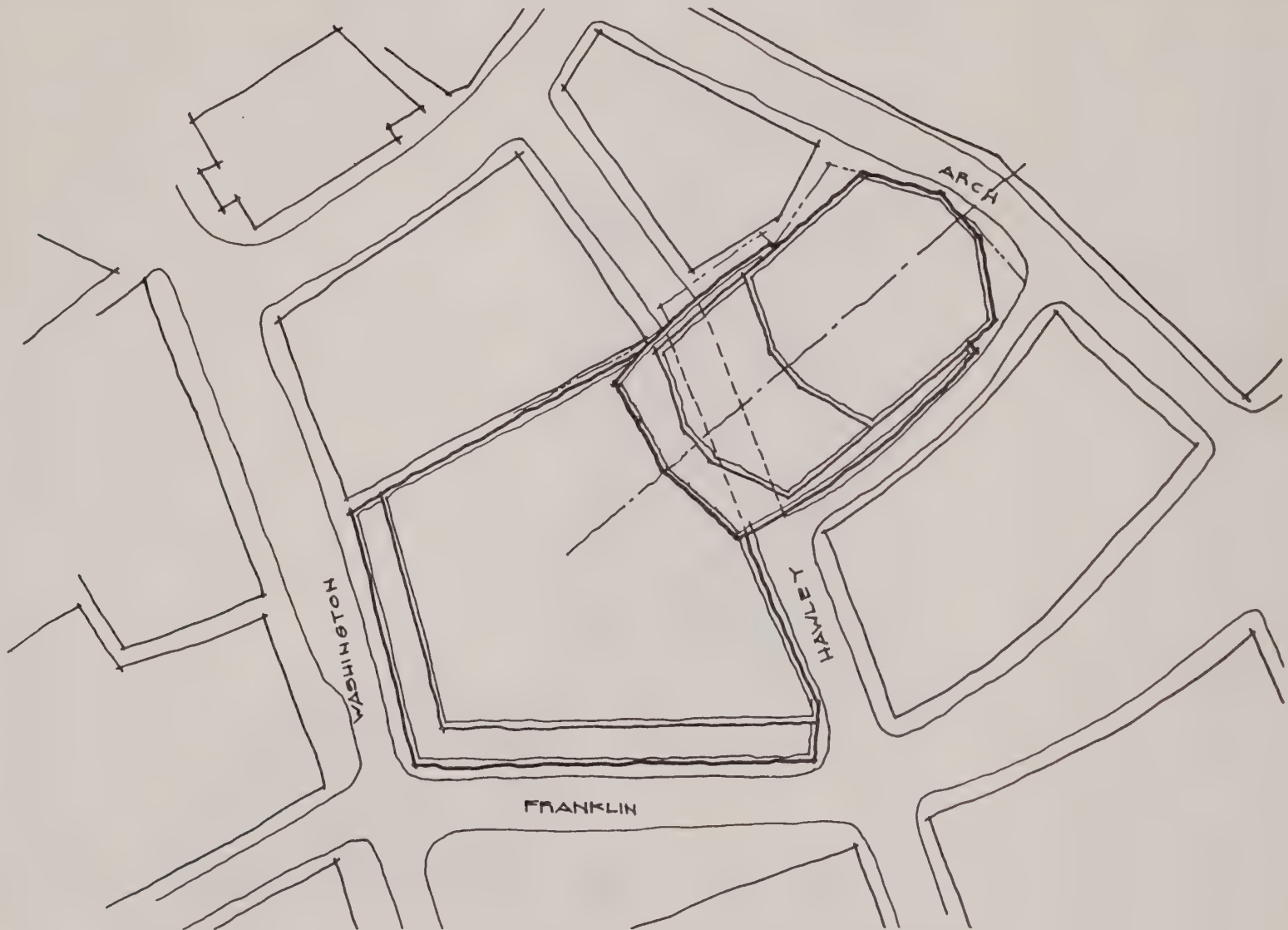
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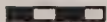
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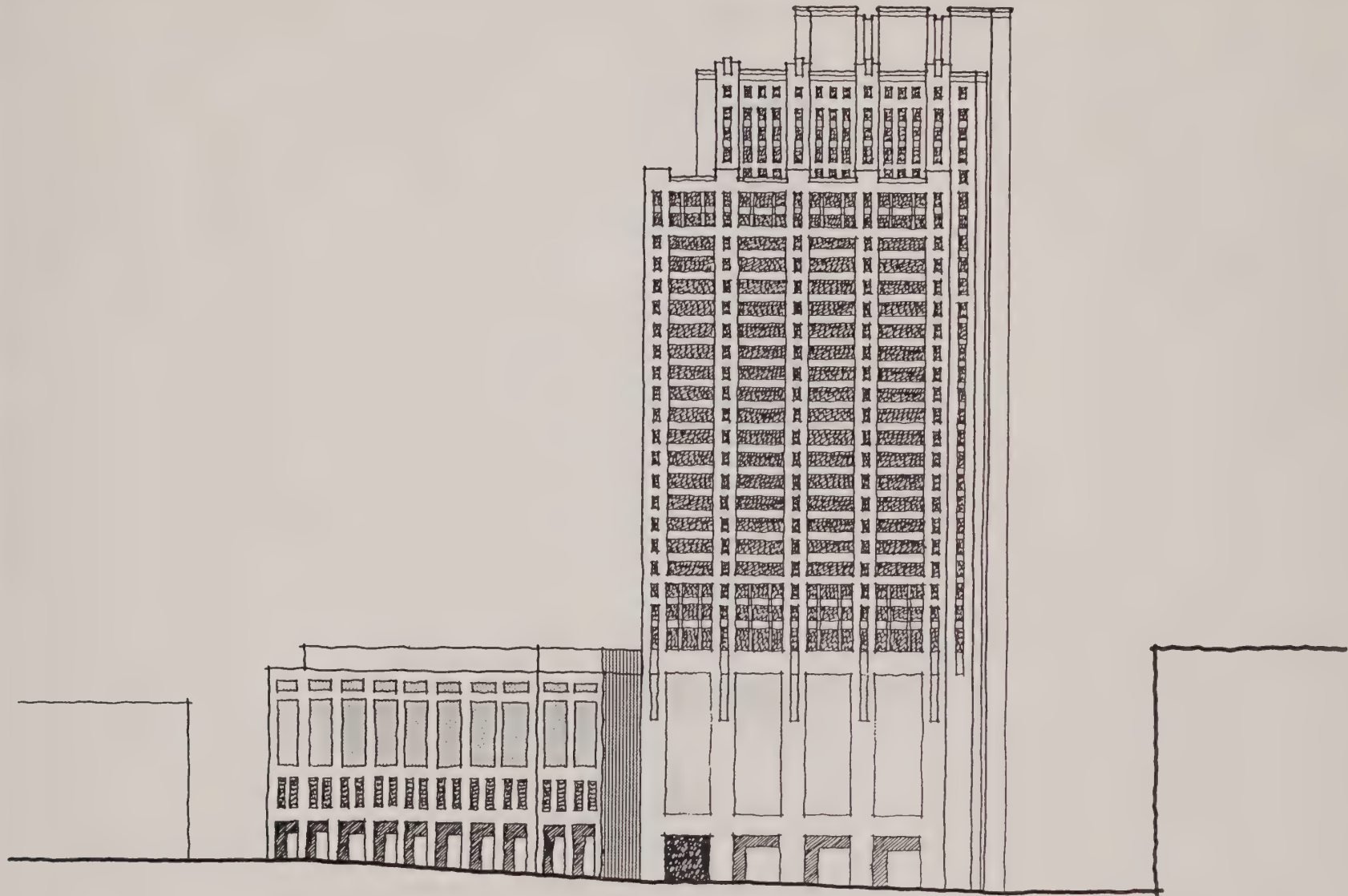
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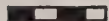
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SITE PLAN







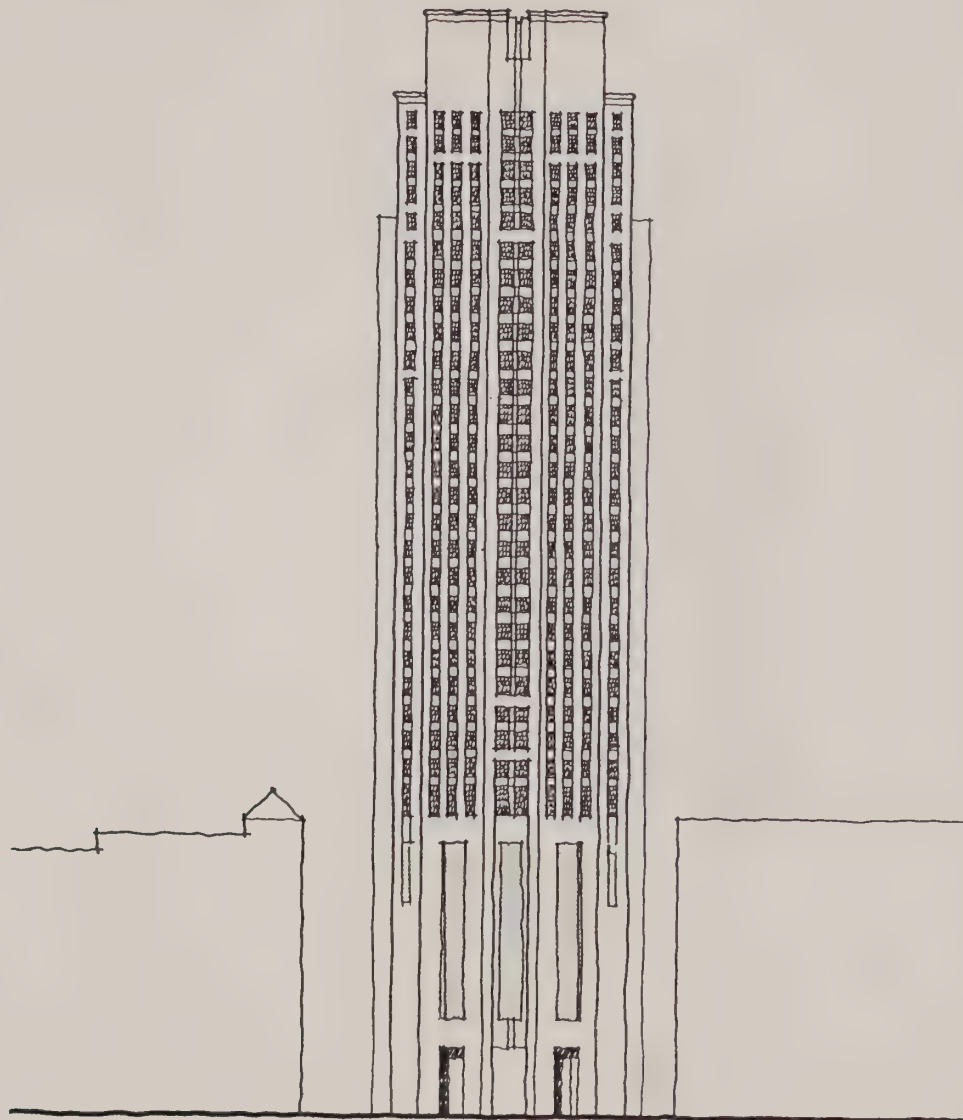
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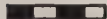




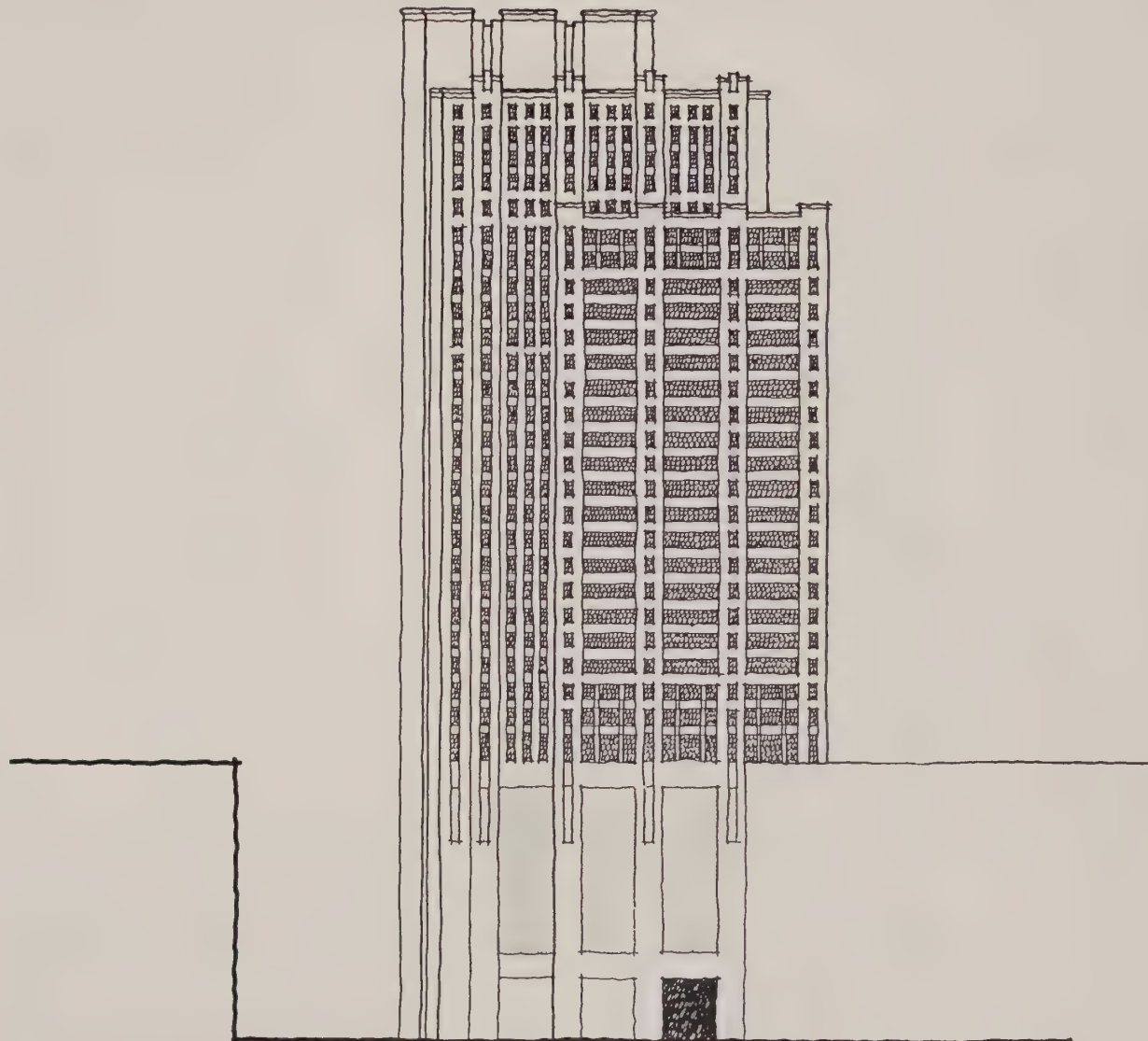


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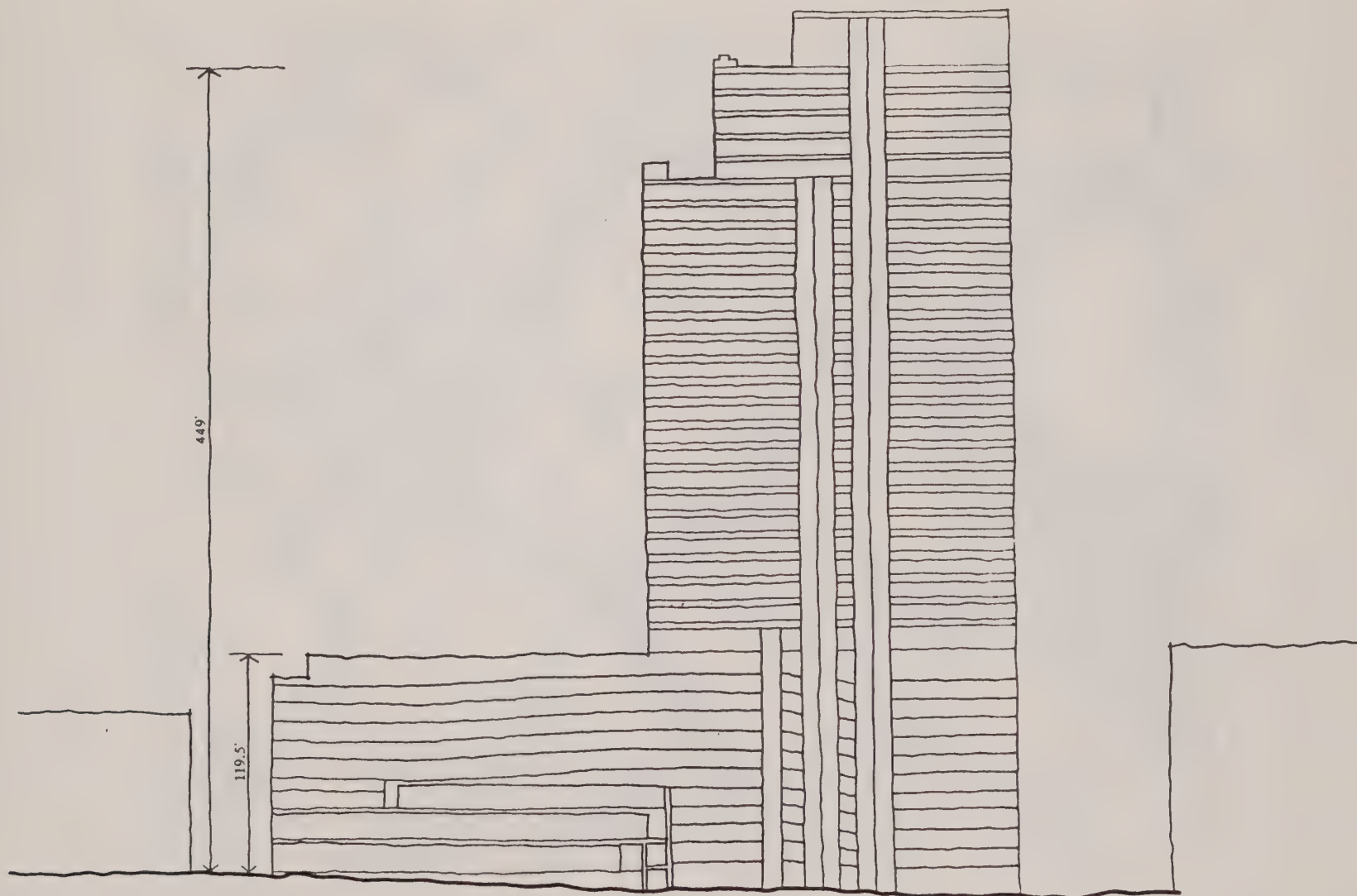
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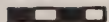






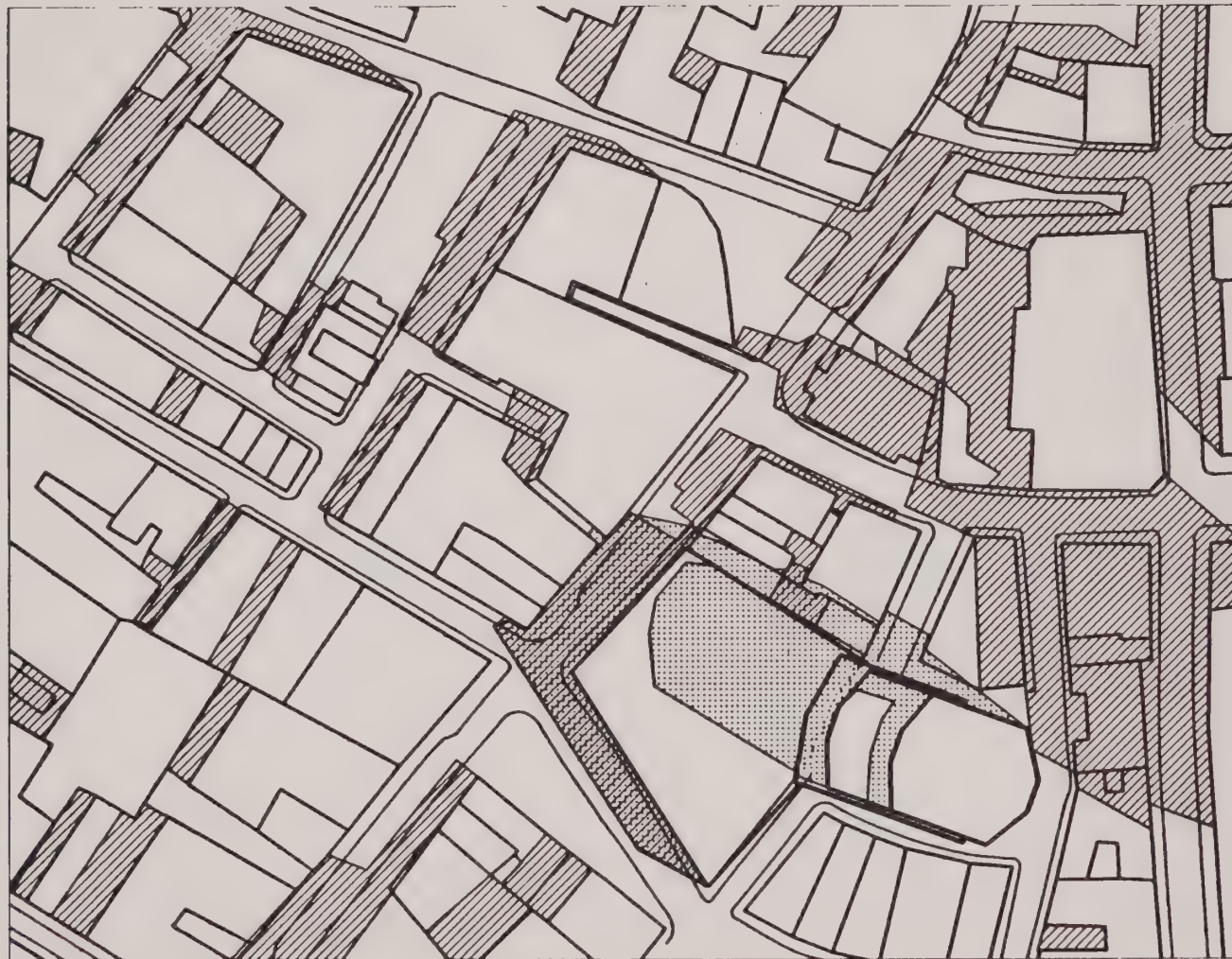


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BUILDING SECTION



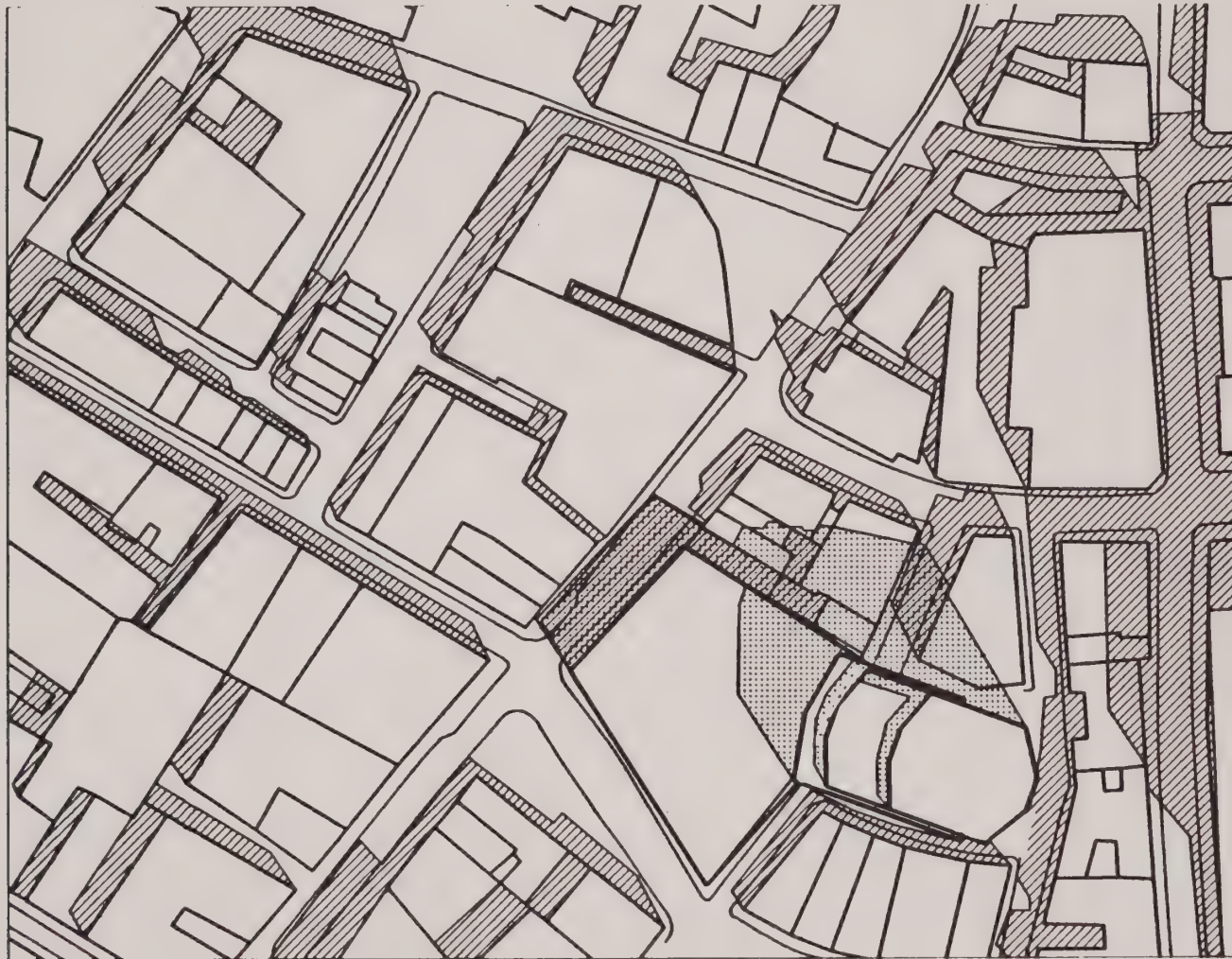


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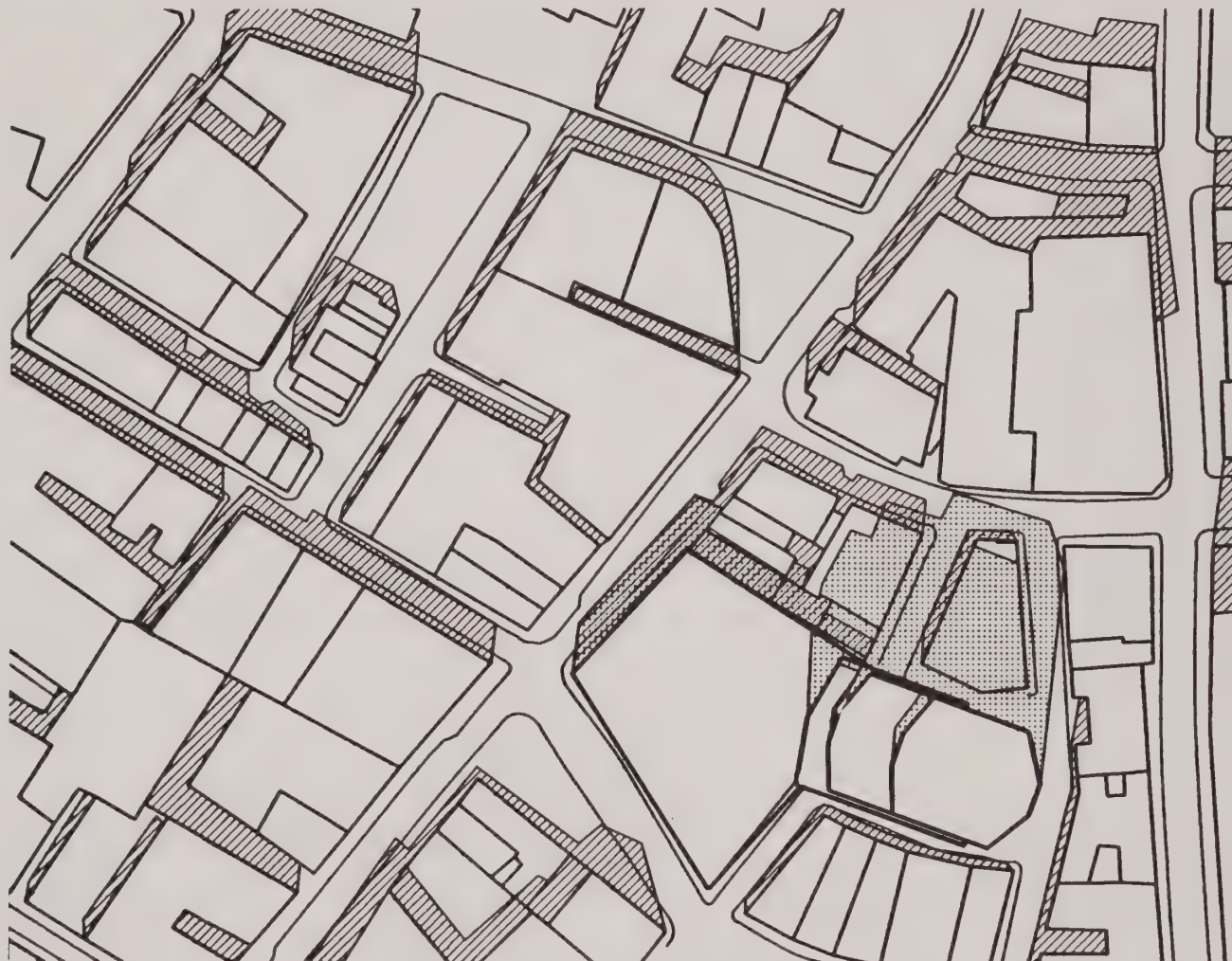




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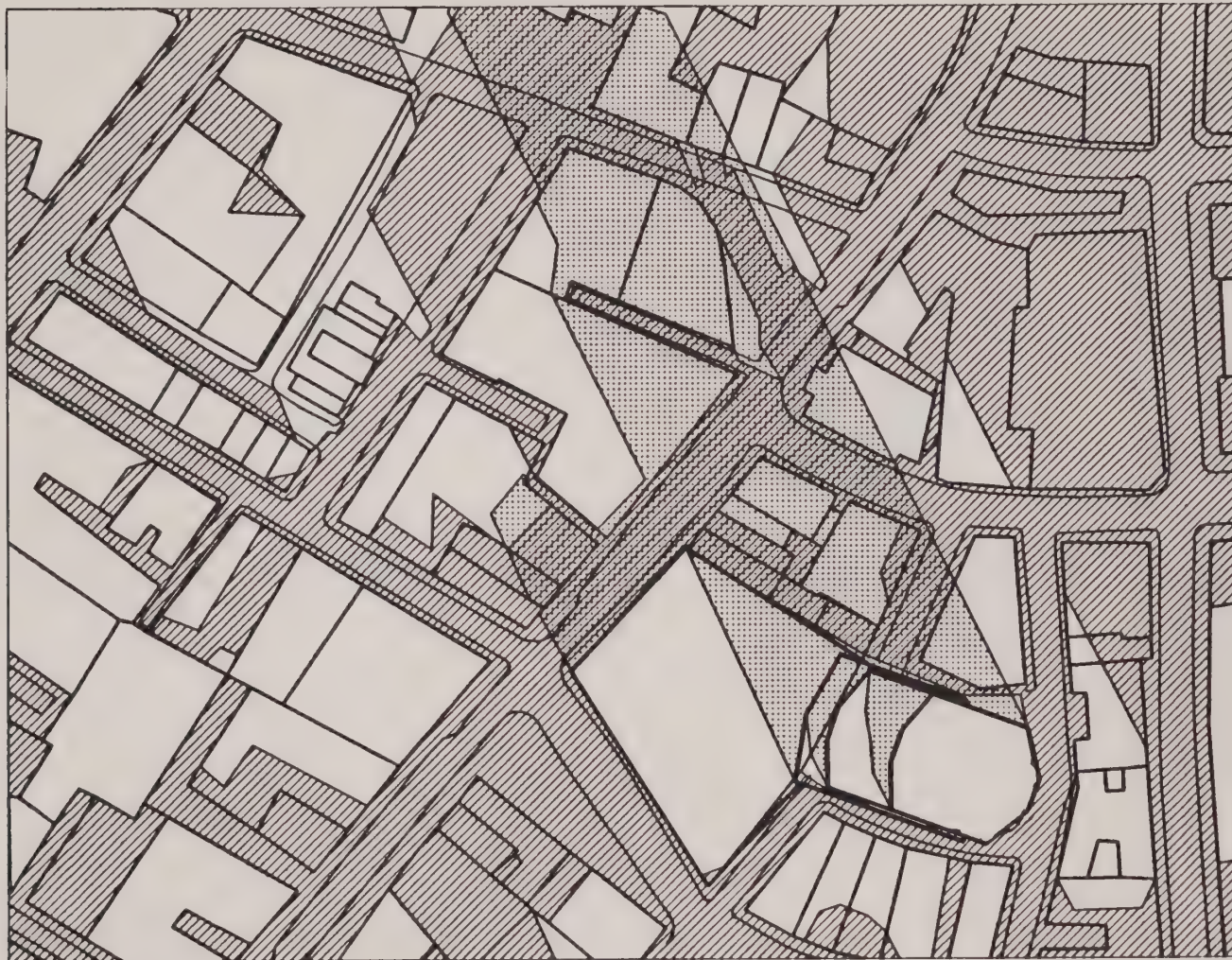


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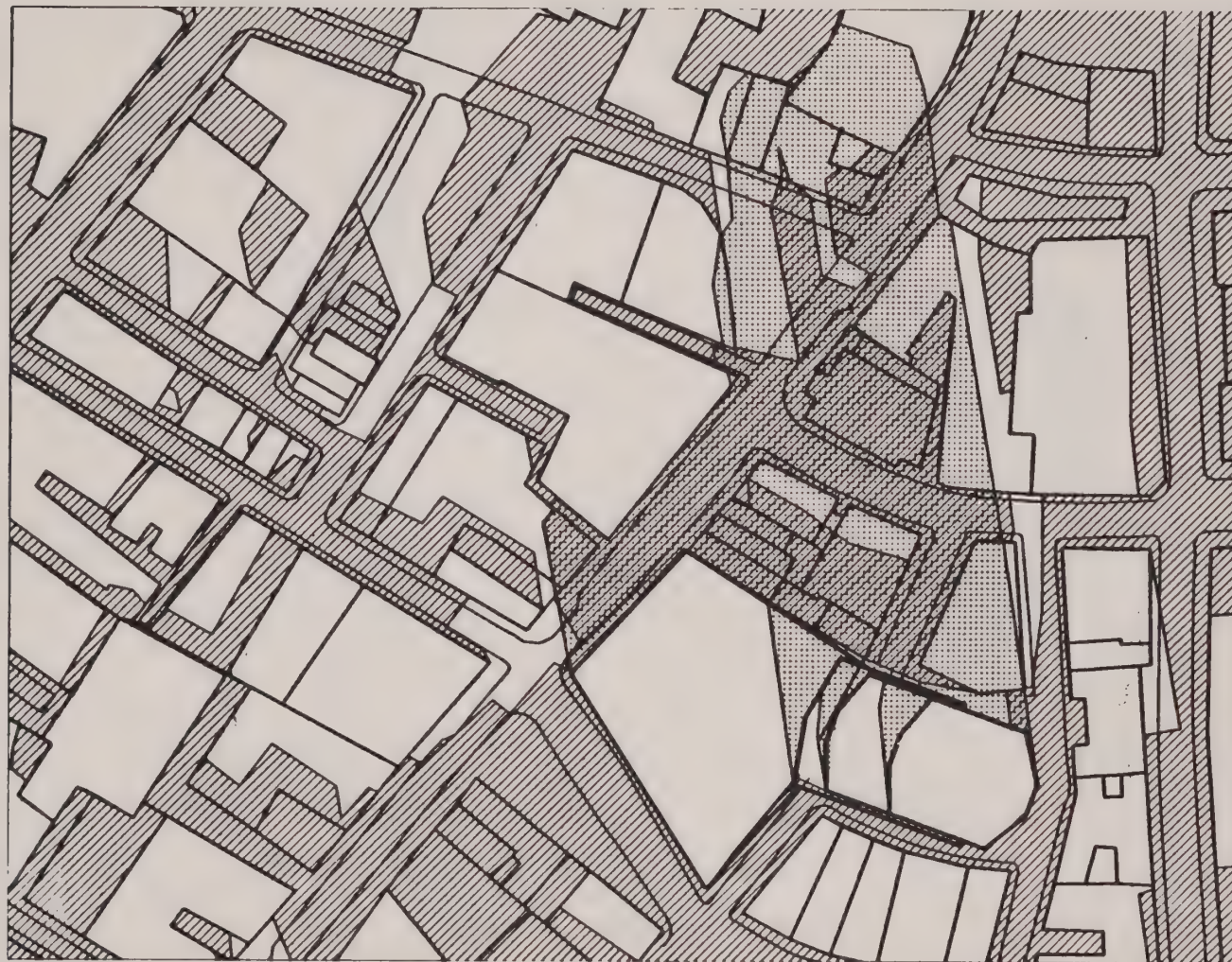


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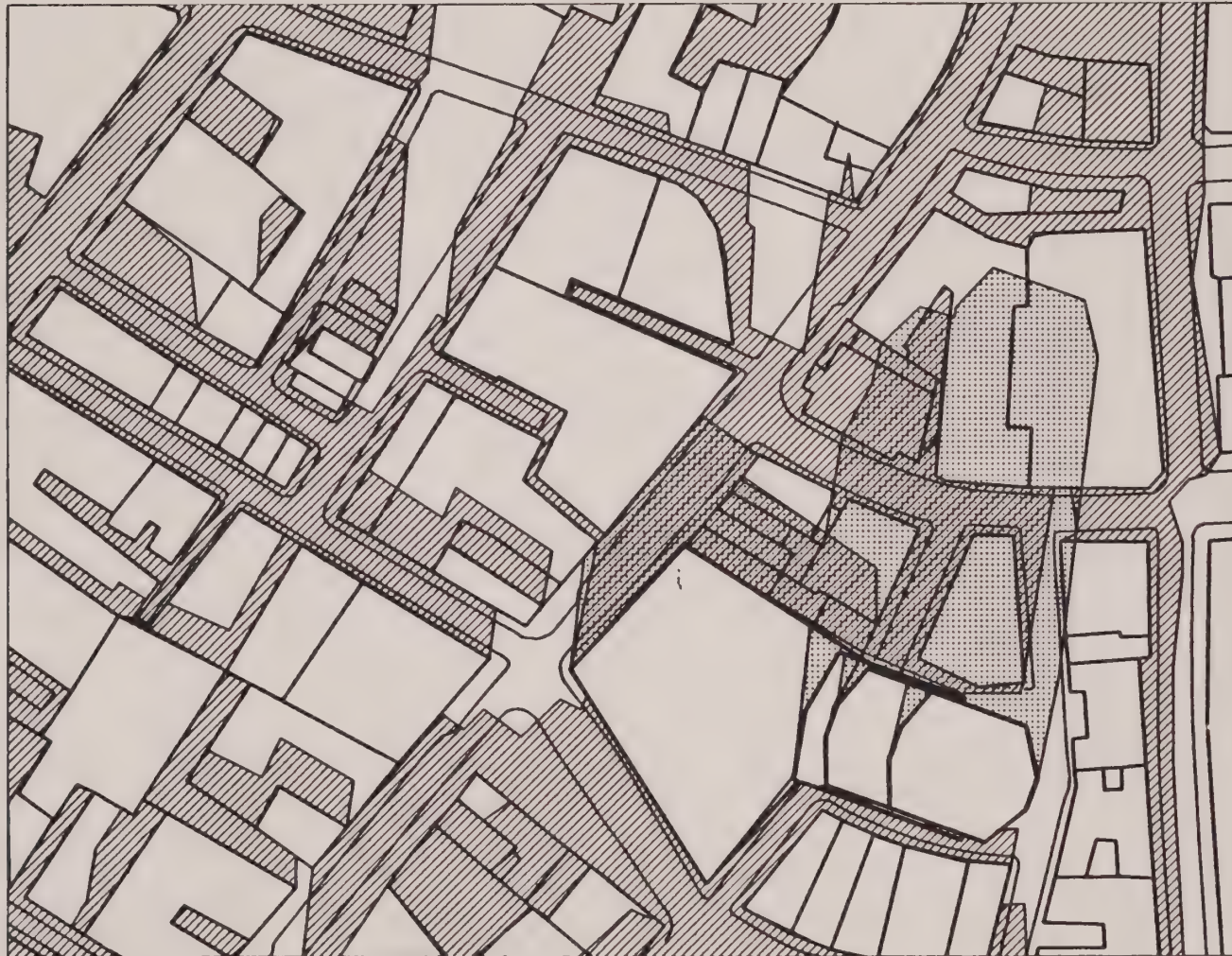


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